

## Minutes



**MAJOR** Applications Planning Committee

**27 May 2020**

**Meeting held at VIRTUAL - Live on the Council's YouTube channel: Hillingdon London**

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), Steve Tuckwell (Vice-Chairman), Janet Duncan, John Morgan, John Morse, Henry Higgins, Carol Melvin, Becky Haggar and Raju Sansarpuri</p> <p><b>LBH Officers Present:</b> Neil Fraser (Democratic Services Officer), James Rodger (Head of Planning, Transportation and Regeneration), Mandip Malhotra (Strategic and Major Applications Manager), Alan Tilly (Transport, Planning and Development Manager) and Glen Egan (Office Managing Partner - Legal Services)</p>
4.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>None.</p>
5.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>None.</p>
6.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p><b>RESOLVED:</b> That the minutes of the meetings held on 7 May and 14 May 2020 be approved as correct records.</p>
7.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
8.	<p><b>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED INPUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items would be considered in public.</p>
9.	<p><b>20-30 BLYTH ROAD, HAYES - 1425/APP/2018/2145</b> (<i>Agenda Item 6</i>)</p> <p><b>Section 73 application to vary Conditions 2, 7, 32 and 33 of planning application reference 1425/APP/2011/3040 dated 08-04-13 (Comprehensive redevelopment of the site to provide a part 11, part 9, part 5 and part 4 storey building comprising 120 residential units, office floorspace, associated car parking and hard and soft</b></p>

landscaping (as amended by application reference 1425/APP/2020/166)) to amend Car Stacker A, remove Car Stacker B (reduction of car parking to 92 spaces) and increase the number of electrical vehicle charging points.

Officers introduced the application, confirming that the application to be determined was identical to a scheme previously approved, but had been brought back to the Committee due to a legal ruling which mandated further consideration. The application was therefore recommended for approval.

Members were supportive of the application, and the officer's recommendation was moved and seconded. This was put to a vote, and unanimously agreed.

**RESOLVED: That the application be approved.**

10. **30/32 BLYTH ROAD, HAYES - 68974/APP/2019/2774** (*Agenda Item 7*)

**Application to modify a s.106 obligation for planning application reference 68974/APP/2018/2146 (Application for demolition of all buildings on site to enable redevelopment to provide 118 new residential units (Use Class C3) and commercial floor space (Use Class A1-A5 and B1) with a new vehicle access, associated vehicle and cycle parking, communal amenity space, child play space and associated landscaping and plant) to amend Schedule 1 'Affordable Housing' mortgagee in possession details.**

Officers introduced the application, which was recommended for approval. In response to the Committee's queries, officers clarified the report's references to the sale to third parties and management of the site.

Members were supportive of the application, and moved the officer's recommendation. This was seconded, and when put to a vote, unanimously agreed.

**RESOLVED: That the application be approved.**

11. **276 BATH ROAD, HEATHROW - 35293/APP/2018/538** (*Agenda Item 8*)

**Minor material amendment to revise Conditions 2 (Approved Plans), and 3 (Approved Documents), alter timescales for the submission and approval of details relating to conditions 4 (Landscape works in accordance with Approved landscape scheme), 9 (Ecological Enhancement Scheme) and 18 (Details of taxi and coach drop-off area) and omit 13 (Electric charging points) and 15 (Car parking management strategy) of planning permission ref: 35293/APP/2015/3693, dated 31/10/16: Minor material amendment to planning permission ref. 35293/APP/2009/1938 dated 28/05/2010: Erection of 623-bedroom hotel with ancillary restaurant/bar facilities, landscaping, parking and associated works to allow the addition of an extra floor, internal and external alterations to the building, involving extension of the building within the internal courtyards and on the new fifth floor and alterations to the parking/landscaping layout.**

Officers introduced the application and addendum, confirming that, as the building was now erected and operational, it was being requested that conditions be amended to compliance conditions. Officers also confirmed that references to electric charging points and a car parking management strategy had been moved to the legal agreement.

The officer's recommendation was moved, seconded, and when put to a vote,

unanimously agreed.

**RESOLVED: That the application be approved.**

12. **FORMER SIPSON GARDEN CENTRE, SIPSON ROAD, SIPSON - 67666/APP/2019/1245** (*Agenda Item 9*)

**Reinstatement of Garden Centre (Use Class A1) with replacement buildings, outdoor sales areas, hard-standing, associated car parking and landscaping**

Officers introduced the application and highlighted the addendum. It was confirmed that several plans in the circulated pack had been superseded, with the new plans included within the officer's presentation. Officers clarified that, contrary to the original proposal, the application no longer included a new community centre, and so the proposal solely related to the reinstatement of a new garden centre facility.

Members were supportive of the application, but requested that conditions be added to limit the hours of operation on Bank Holidays to 9am-5pm and to include a delivery plan to safeguard local residents, together with an informative relating to mesh fencing.

The officer's recommendation, inclusive of the above conditions and informatives, was moved, seconded, and when put to a vote, unanimously agreed.

**RESOLVED: That the application be approved, subject to the addition of conditions and informatives relating to operating times, delivery plans and fencing.**

13. **15 GREEN LANE, NORTHWOOD - 68153/APP/2019/1319** (*Agenda Item 10*)

**Redevelopment of site to erect a two storey building with a basement and accommodation at roof level to provide 12 residential units with associated works.**

Officers introduced the application and addendum. In response to the Committee's queries, it was confirmed that the proposal to be determined was no closer to the boundary line than the previously approved scheme, and that to ensure privacy for neighbours, the relevant rooms were to be non-habitable with obscuring glazed windows. The application was recommended for approval.

The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.

**RESOLVED: That the application be approved.**

14. **THE LONDON SCHOOL OF THEOLOGY, GREEN LANE, NORTHWOOD - 10112/APP/2019/1244** (*Agenda Item 11*)

**Erection of a residential building comprising 15 flats with associated parking, cycle storage, motorcycle parking, disabled parking and bin storage following demolition of existing residential block and pair of semi-detached houses.**

Officers introduced the application and addendum, and confirmed that the site was no longer part of the school. Actions were underway to have the name of the application changed to reflect this, and the school had been consulted on, as required. The application was recommended for approval, subject to an addition to the Heads of

	<p>Terms regarding construction training.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p><b>RESOLVED: That the application be approved, subject to an addition to the Heads of Terms regarding construction training.</b></p>
15.	<p><b>BLOCK 14-24 HOSKINS CLOSE AND BLOCK - 75370/APP/2020/294</b> (<i>Agenda Item 12</i>)</p> <p><b>Erection of boundary fencing measuring 1.5m (h) immediately to the south of Units 1-15 Moston Close and to the east of Units 9-24 Fuller Way.</b></p> <p>Officers introduced the application, confirming that the proposed fence was to be used to separate private amenity space from that of the public realm, and had no impact on the Green Belt. The application was recommended for approval.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p><b>RESOLVED: That the application be approved.</b></p>
16.	<p><b>PRODUCTION FACILITY, STONEFIELD CLOSE, RUISLIP - 1660/APP/2020/988</b> (<i>Agenda Item 13</i>)</p> <p><b>Section 73 application to vary Conditions 2 (approved plans) and 3 (approved documents and plans) of planning ref: 1660/APP/2019/1018 (for the redevelopment of the existing site including the demolition of the existing building and the erection of 7 new commercial units across two separate buildings (Use Class B1(c)/B2/B8 at Units 1,2,3 6 and 7 and Use Class B1(c)/B2/B8 and Sui Generis at Units 4 and 5) including ancillary office space at first floor level at Units 01-03 (Use Class B1a) with associated car parking, landscaping and associated works; namely to allow the building to be re-position 300 mm north.</b></p> <p>Officers introduced the application, which was confirmed not to result in a loss of parking or an increase in height, and was therefore recommended for approval.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p><b>RESOLVED: That the application be approved.</b></p>
	<p>The meeting, which commenced at 6.00 pm, closed at 7.01 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Democratic Services on 01895 250636 or email (recommended): [democratic@hillingdon.gov.uk](mailto:democratic@hillingdon.gov.uk). Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

**The public part of this meeting was filmed live on the Council's YouTube Channel to increase transparency in decision-making, however these minutes**

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**remain the official and definitive record of proceedings.**