

## Minutes



### MAJOR Applications Planning Committee

19 August 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> Zenab Haji-Ismael (Principal Planning Officer), Glen Egan (Office Managing Partner - Legal Services), Mandip Malhotra (Strategic and Major Applications Manager), James Rodger (Head of Planning, Transportation and Regeneration), Luke Taylor (Democratic Services Officer) and Alan Tilly (Transport, Planning and Development Manager)</p>
40.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
41.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Councillor Steve Tuckwell declared a non-pecuniary interest in Item 10 and left the meeting during the discussion of the item.</p>
42.	<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 meeting held on 15 July 2020 be agreed as a correct record.</p>
43.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
44.	<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 were marked as Part I and were considered in public.</p>
45.	<p><b>OTTER HOUSE, 5 HIGH STREET, COWLEY - 63329/APP/2020/1811</b> (<i>Agenda Item 6</i>)</p> <p><b>Change of use from offices (Use Class B1a) to residential use (Use Class C3) to create 31 flats (Application for Prior Approval under Schedule 2, Part 3, Class O</b></p>

**of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)).**

Officers introduced the application and noted the addendum.

The Committee was informed that a petition had been received on the application, but no written representations had been received prior to the meeting.

Members noted it was unfortunate that there was no statement regarding drainage or flooding, and were informed that nothing within the site was in floodzone 3a or B.

Councillors agreed that there was little the Council could do to prevent the application, and their hands were tied. As such, the officer's recommendation was moved, seconded, and upon being put to a vote, agreed with seven votes in favour and one abstention.

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

46. **MEADOW HIGH SCHOOL, ROYAL LANE, HILLINGDON - 3348/APP/2020/1589**  
(Agenda Item 7)

**Demolition of existing buildings and replacement with a new two-storey building, sports hall, multi-use games court, hard play areas, substation and revised vehicular access, pupil drop-off and parking.**

Officers introduced the report and noted the addendum.

Responding to Members' questioning, officers confirmed that the issue of screening had been addressed, and that the hours for community use had not yet been approved as they were subject to condition, but could not be later than those already outlined and were limited by daylight.

The Committee agreed that the application was good for the school and welcomed the plan to get maximum use from the site while also safeguarding local residents. Members also asked to ensure that Condition 24 ensured that motorised scooters were also not able to use the cycle track.

The officer's recommendation was moved, seconded and agreed with seven votes in favour. Councillor Sansarpuri was unable to vote on this item.

**RESOLVED: That the application be approved, subject to an alteration to Condition 24 to ensure that motorised scooters were not permitted to use the cycle track.c**

47. **LAND TO THE EAST OF NEWPORT ROAD, HAYES - 73298/APP/2020/1194**  
(Agenda Item 8)

**Demolition of existing buildings (Use Class B1a) and redevelopment of the site to provide a new building up to four storeys comprising 24 residential units (Use Class C3) and associated landscaping, amenity space, car parking, cycle parking, access and refuse. Detailed description: 16 one-bedroom, eight two-bedroom.**

Officers introduced the report and noted the addendum.

Members welcomed the application, and noted that the development would improve the local area.

The officer's recommendation was then moved, seconded and unanimously agreed.

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

48. **DOUGLAS WEBB HOUSE, 546 SIPSON ROAD - 11068/APP/2020/1586** (*Agenda Item 9*)

**Redevelopment including the demolition of the existing building and the erection of a new building ranging between one and six storeys to provide a 302-bedroom hotel (Use Class C1) with basement and ancillary facilities including restaurant, car parking, coach parking, hard and soft landscaping and associated works.**

Officers introduced the report, and confirmed that the site was 59m from residential dwellings, and the impact on amenity was acceptable.

Members expressed concern that the entrance to the site was next to a residential home, and this could lead to unacceptable noise impact on this dwelling. The Committee suggested acoustic fencing be added to Condition 14 to ensure any noise impact was mitigated, provided that this did not impact on lighting at the property.

The Planning Officer confirmed that acoustic fencing would have no adverse impact on light at the property, and would be robust against noise pollution. Members noted that the owner of the property attended the previous appeal regarding the application, and would not object to acoustic fencing at the site.

The Committee moved and seconded the officer's recommendation, subject to an amendment to Condition 14 to include acoustic fencing along the boundary of the site. Upon being put to a vote, seven Members voted in favour of the officer's recommendation. Councillor Sansarpuri was unable to vote on this item.

**RESOLVED: That the application be approved, subject to an addition to Condition 14 to secure acoustic fencing along the boundary of the site abutting residential properties.**

49. **QUEENSMEAD SCHOOL, QUEENS WALK, RUISLIP - 12933/APP/2020/1023** (*Agenda Item 10*)

**Demolition of the existing Block B (including basement plant room, adjacent canopies and water tower) and the erection of a new 1,974sq.m two-storey school building, including associated access and two free standing canopies (AMENDED PLANS 26/06/20).**

Councillor Tuckwell declared a non-pecuniary interest in the item and left the meeting during its consideration.

Officers introduced the application and noted the addendum. The Head of Planning, Transportation and Regeneration stated that the building was locally listed, but some of the architectural items on the listing were no longer present due to repairs.

The Committee agreed that there were no objections to the application and although it would be a shame to lose the listed building, the new building was functional.

The officer's recommendation was moved, seconded and agreed with six votes in favour. Councillor Sansarpuri was unable to vote on this item.

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

50. **THE DICE SITE, ST ANDREWS PARK, HILLINGDON ROAD, UXBRIDGE - 585/APP/2019/771** (*Agenda Item 11*)

**Planning application for ten residential units within the ground floor of Blocks 3 – 7 of 'The Dice' development, comprising five additional residential units, and the alteration of five residential units approved under Reserved Matters permission ref: 585/APP/2016/4442.**

Officers introduced the item and noted the addendum.

Members questioned whether the financial contribution from the developer was sufficient, and asked whether affordable housing could be provided in the application. Officers informed the Committee that the contribution was agreed by a trusted independent valuer, and it was unlikely that a housing provider would take ownership of affordable housing at the site, as only a small number of housing would be required.

Councillors noted the application was a small change to a significant development, and welcomed the additional five units and financial contribution. The officer's recommendation was moved and seconded. Upon being put to a vote, six Members voted in favour of the recommendation, with one abstention. Councillor Sansarpuri was unable to vote on this item.

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

51. **FRAYS COURT, 71-73 COWLEY ROAD, UXBRIDGE - 13010/APP/2020/1790** (*Agenda Item 12*)

**Erection of roof extension to provide four residential units with associated external alterations.**

Officers introduced the application and noted the addendum. The Committee was informed that the report mistakenly stated there would be 4% electric vehicle charging points, and this needed to be amended to four charging points.

After confirmation that the application's roof height would not overshadow the house to the north, Members moved, seconded and unanimously approved the officer's recommendation.

**RESOLVED: That the application be approved, subject to an amendment to Condition 2a to state "four active electric vehicle charging points", instead of 4%.**

52. **1-2 MERRIMANS, HARLINGTON ROAD, HILLINGDON - 3045/APP/2020/1503** (*Agenda Item 13*)

**Proposed alterations, extensions, and conversion of existing houses (Use Class C3) into group home use for people with learning difficulties (Use Class C2) and all associated external works.**

Officers introduced the application and noted the addendum.

The Committee agreed it was good to see an application providing extra facilities and bringing a property back into use. Responding to Councillors' questioning, officers confirmed that an informative ensured that if wheelchair users were offered a placement at the facility, then the opportunity should be taken to install a platform lift at this stage.

Members moved and seconded the officer's recommendation. Upon being put to a vote, seven Councillors voted in favour of the application. Councillor Sansarpuri was unable to vote on this item.

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

53. **LAND EAST OF BROADMEAD ROAD & SOUTH OF ARCON WAY, BROADMEAD ROAD, NORTHOLT - 71486/APP/2020/1369** (*Agenda Item 14*)

**Proposed alterations, extensions, and conversion of existing houses (Use Class C3) into group home use for people with learning difficulties (Use Class C2) and all associated external works.**

Officers introduced the application and noted the addendum.

The Committee agreed it was good to see an application providing extra facilities and bringing a property back into use. Responding to Councillors' questioning, officers confirmed that an informative ensured that if wheelchair users were offered a placement at the facility, then the opportunity should be taken to install a platform lift at this stage.

Members moved and seconded the officer's recommendation. Upon being put to a vote, seven Councillors voted in favour of the application. Councillor Sansarpuri was unable to vote on this item.

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

The meeting, which commenced at 6.00 pm, closed at 7.38 pm.

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 remain the official and definitive record of proceedings.**