

## Minutes



**MAJOR** Applications Planning Committee

**15 September 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 and Becky Haggar</p> <p><b>LBH Officers Present:</b> 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>
54.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Sansarpuri.</p>
55.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
56.	<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 19 August 2020 were agreed as a correct record.</p>
57.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
58.	<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 agreed that all items were marked Part I and would be considered in public.</p>
59.	<p><b>73955/APP/2020/139 - CROWN TRADING CENTRE, CLAYTON ROAD, HAYES</b> (<i>Agenda Item 6</i>)</p> <p><b>Demolition of existing buildings for residential-led mixed use development comprising buildings between three and eleven storeys to provide residential units (Use Class C3) and ground floor employment floorspace (Use Class B1) with associated access and car and cycle parking, landscape and amenity areas</b></p>

**and associated servicing. Comprising 407 residential units (Use Class C3) (188 one-bed, 144 two-bed, 71 three-bed and four four-bed) at ground floor with associated access and car parking for 203 vehicles and cycle parking, landscape and amenity areas and associated servicing.**

Officers introduced the report and noted the addendum.

Members noted that they were happy with the changes to the application, but commented that air quality was not neutral and this was a concern. Officers confirmed that air quality damage costs had been secured, and this money would go towards delivering the goals of the Council's air quality management plan.

Responding to the Committee's questioning, officers noted that obscure glazing would be installed to prevent overlooking in houses with two rooms, and recycling stores were in the development as standard.

Councillors confirmed that the design was impressive and the area of amenity was very appropriate, but wished to ensure that the play areas proposed on the canal side of the development were properly fenced and safe to use. Officers confirmed that safety measures would be in place if play areas were on the canal side of the development, though the majority of these areas were situated between the buildings.

Members expressed concern regarding the overheating of flats, and were informed that a condition to prevent this was contained within the addendum, while none of the homes were directly south facing, which should also help to prevent overheating.

It was noted by Councillors that the proposal would result in the loss of existing businesses, which was a concern. Officers stated that the development would include new employment floorspace. Councillors heard that there was a forecast that the development would provide 104 jobs based on the size of the new floorspace.

The Committee was informed by the Head of Planning, Transportation and Regeneration that this was a GLA referable scheme, and although the Council tried to maximise affordable housing at the site, it was possible that the GLA may ask for more.

The officer's recommendation was moved and seconded. Upon being put to a vote, there were five votes for the motion, with one vote against and one abstention.

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

60. **67708/APP/2020/1568 - UNIT 4, VICTORIA RETAIL PARK, CROWN ROAD, RUISLIP** (*Agenda Item 7*)

**Change of Use of Unit 4 from B8 (storage and distribution) to B2 (general industrial), B8 (storage and distribution) and B1c/E (For Industrial Processes Only) uses including the construction of a dock pit and cycle shelter, and alterations to the elevations and parking area.**

Officers introduced the application and noted the addendum.

The Committee welcome the application, and noted that it brought an existing use into a more modern scenario, which was good for employment purposes. Members commented that more electrical parking points would be welcome, but noted that the current policy regarding these parking points at industrial sites.

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

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

61. **46104/APP/2020/789 - ALLPORT HOUSE, COWLEY BUSINESS PARK, HIGH STREET, COWLEY** (*Agenda Item 8*)

This item was withdrawn by the Head of Planning, Transportation and Regeneration prior to the meeting.

62. **74891/APP/2020/1614 - BARTON BUILDINGS, UXBRIDGE INDUSTRIAL ESTATE, ARUNDEL ROAD, UXBRIDGE** (*Agenda Item 9*)

**Demolition of the existing buildings and redevelopment of the site to provide two industrial units (Use Class B1, B2 and B8).**

Officers introduced the application, and Members noted that it was a good application that attracted employment to the area while modernising. Councillors sought clarification regarding Condition 15, and were informed that the primary reason for this condition was that longer vehicles would not be able to turn in the service area, noting that the surrounding area was also covered by the same condition.

The officer's recommendation was moved, seconded, and unanimously agreed at a vote.

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

63. **3114/APP/2020/303 - TRADE CITY BUSINESS PARK, COWLEY MILL ROAD, UXBRIDGE** (*Agenda Item 10*)

**Application for planning permission to operate the site 24 hours a day, seven days a week.**

Officers introduced the report and noted the addendum, which tightened conditions on the application.

The Head of Planning, Transportation and Regeneration noted that a condition would be added to ensure that no skip businesses could operate on site, as this would protect residents from noise pollution.

Responding to Councillors' questioning, officers confirmed that there were currently no vacant units at the site and the applicant sought to ensure that when leases needed to be renewed or new tenants were needed, this was a possibility without seeking further changes at the site.

Members expressed concerns that the houses were close to a busy road and that the noise pollution would affect residents, although it was noted that the application would open up further employment possibilities.

The Committee stated that air pollution was a concern and suggested tree planting be sought to help address this concern while a condition to prevent idling of vehicles overnight was also proposed.

To ensure residents were not woken by large vehicles overnight, it was proposed that a further condition be added to the application to ensure that vehicles over a certain size

could not be used at certain times. Officers noted that a 7.5 ton threshold was already a wider restriction in the area, and noted that this would be an appropriate limit on vehicles in the area.

As such, the officer's recommendation was moved, subject to an informative to seek tree planting, and additional conditions to prevent the idling of vehicles overnight and ensure that vehicles over 7.5 tons were not permitted to enter or exit the development between the hours of 21:00 and 07:00 on any day.

This recommendation was seconded, and upon being put to a vote, was unanimously agreed.

**RESOLVED: That the application be approved, subject to:**

- 1. An additional condition that states no vehicles over 7.5 tonnes are permitted to enter or exit the development between 9pm and 7am on any day;**
- 2. An further informative seeking additional tree planting; and,**
- 3. An additional condition to prevent the idling of vehicles overnight.**

64. **5746/APP/2019/2403 - FORMER CHANTRY SCHOOL SITE, FALLING LANE, YIEWSLEY** (*Agenda Item 11*)

**Demolition of the existing school and a comprehensive redevelopment of the site to provide a new two-storey school building; provision of a Multi-Use Games Area (MUGA); an All Weather Pitch (AWP); increased car and cycle parking facilities; landscaping and associated works. Provision of temporary construction access across Philpots Farm and a temporary compound and associated development.**

Officers introduced the report and noted the addendum.

Members moved and seconded the application, which was unanimously approved upon being put to a vote.

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

65. **15604/APP/2020/283 - FORMER SEA CADETS SITE, WATERSPLASH LANE, HAYES** (*Agenda Item 12*)

**Erection of two three-bedroom houses, construction of a 28 space public car park, widening and improvements of the existing access road, improvements to the existing access to Cranford Park, provision of a new children's play area and all associated external works (involving the demolition of the existing single storey building and removal of all storage units).**

The Head of Planning, Transportation and Regeneration left the meeting for the discussion of this item.

Officers introduced the application, and provided a verbal update which stated that delegated authority be given to officers to liaise with Green Spaces to confirm condition 11 seeks to have adequate stimulating play which is DDA compliant, rather than

seeking the current wording which is for complex or multiple disabilities.

Members were encouraged by the proposal, but expressed concerns regarding lighting at the car park after hours, and whether there should be a gate to prevent public parking in the private spaces.

The Committee questioned whether crime would be a concern, and noted that the car park was neither lit nor gated. Officers noted that a Secure by Design condition could be sought for the site, but Members stated that, due to crime in the area, it would be preferable to seek comments from the Police on the proposal.

Councillors debated whether there were adequate solutions for these concerns through conditions or whether comments from the Police were necessary, and officers noted that the car park could be reconfigured.

Both the officer's recommendation and a proposal to defer the application were moved and seconded.

Upon being put to a vote, there were two votes in favour, and five votes against the officer's recommendation. The proposal to defer the application was then put to the vote, and received five votes in favour, and two votes against.

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

The meeting, which commenced at 6.00 pm, closed at 7.44 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.**