

Minutes



MAJOR Applications Planning Committee

20 January 2021

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

	<p>Committee Members Present: Councillors Henry Higgins (Chairman), Steve Tuckwell (Vice-Chairman), Janet Duncan, John Morgan, John Morse (Opposition Lead), Alan Chapman, Carol Melvin, Becky Haggard and Raju Sansarpuri</p> <p>LBH Officers Present: 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), Kerrie Munro (Legal Advisor) and Steven Clarke (Democratic Services Officer)</p>
100.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>None.</p>
101.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Morse declared a non-pecuniary interest in respect of agenda item 9, as he was a governor at the school. Councillor Morse removed himself from the meeting when the item was determined.</p>
102.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meeting held on 08 December 2020 be approved as a correct record.</p>
103.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
104.	<p>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 (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items were marked as Part 1, and would be considered in public.</p>
105.	<p>THE PRESSING PLANT, THE OLD VINYL FACTORY - 59872/APP/2020/2517</p>

(Agenda Item 6)

Officers introduced the report and addendum, confirming that the application sought variation to conditions of application reference 59872/APP/2016/3454, which had been granted consent in 2018. The purpose of the current application was to amend the previously approved plans for the Pressing Plant (formerly Apollo House) and its conversion to a cinema building. The extant consent had been reviewed and, in conjunction with the future cinema operator, a number of changes had been proposed in order to bring the conversion forward. The addendum set out minor amendments to condition wording.

Officers advised that the proposed design changes were deemed acceptable and that the application would provide considerable benefits to the community that would outweigh any potential harm. The application was therefore recommended for approval.

Following discussion, officers advised that while fire safety conditions had been approved as part of the 2018 application, Members could request that delegated authority be given to the Head of Planning to add a new condition to ensure that fire safety adhered to new policies as set out in the London Plan.

The majority of the Committee were in support of the application, and particularly its benefit to the local community. However, some Members raised concerns over the design of the scheme and the resultant loss of light on nearby occupiers.

The officer's recommendation, together with the new condition relating to fire safety, was moved, seconded, and when put to a vote, agreed by a vote of 7 to 1.

RESOLVED:

- 1. That the application be approved; and**
- 2. That delegated authority be given to the Head of Planning to add a condition relating to fire safety.**

106. **BRUNEL UNI BCAST 3 - 532/APP/2020/3198** *(Agenda Item 7)*

Officers introduced the report and addendum, confirming that the application sought permission for the construction of a new research building and an infill building which included the partial redevelopment of an existing building for research purposes, together with associated substation, two bin stores, car parking, access and landscaping.

Officers highlighted that, while the application site was located within the Green Belt, the Special Circumstances as set out within the report meant that the application was considered acceptable in principle. In addition, it was considered that the application would not cause harm to the character of the area or perception of openness of the Green Belt. The proposed amendments to car parks were not considered to result in a net loss of parking, and the application complied with all relevant policies. Accordingly, it was recommended that the application be approved.

Following discussion, officers advised that condition 12, which related to living walls and screens, was considered appropriately worded to ensure that the building would be sufficiently screened.

Members were supportive of the application, though requested that delegated authority be granted to the Head of Planning to amend condition 6, to ensure the condition properly addressed flood and water management.

The officer's recommendation, inclusive of the amendment to condition 6, was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED:

- 1. That the application be approved, and**
- 2. That delegated authority be given to the Head of Planning to amend conditions relating to flood and water management.**

107. **N4 CAR PARK, NORTHERN PERIMETER ROAD, HEATHROW - 76053/APP/2020/3929** (*Agenda Item 8*)

Officers introduced the report and addendum, confirming that the application sought a temporary change of use from staff car park to drive-through Covid test facility. Officers considered that the application would not be detrimental to the character and appearance of the area, amenity of surrounding residential occupiers, or highways and traffic, and was therefore recommended for approval.

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

RESOLVED: That the application be approved.

108. **HARLINGTON SCHOOL - 18948/APP/2020/2551** (*Agenda Item 9*)

Officers introduced the report and addendum, confirming that the application sought the demolition of existing buildings and construction of new buildings to better support pupils at the school. The addendum set out a proposed new condition requiring the submission of a public library and adult education management plan.

The proposal was considered acceptable with regard to its impact on archaeology, airport safeguarding, green belt, character of the area, neighbouring residents, the local highway network, security, access, trees, landscaping, ecology, waste, energy, flooding, drainage, noise, air quality, contaminated land and fire safety. In addition, it was confirmed that while Sport England had concerns over the availability of playing fields during construction, on which matter further discussions were ongoing, no formal objection had been lodged.

For the above reasons, the application was recommended for approval, subject to the additional condition set out in the addendum.

By way of written submission, Ward Councillor Kuldeep Lakhmana highlighted the following points:

- Comments made by the London Fire Brigade, as noted on page 161 of the report, recommend strong support for a fire sprinkler system to be installed.
- The Pinkwell Councillors fully support the need for Harlington School to be developed in order to accommodate the anticipated increase in school places.

Officers suggested that delegated authority be granted to the Head of Planning to agree the additional condition referred to above, in the knowledge that he would consult with all parties, including the relevant Cabinet Member. In response, the Legal officer confirmed that the Cabinet Member was not to be part of any decision.

Members agreed that the condition was important to ensure appropriate safeguarding of pupils using the library, and instead suggested that the Head of Planning be delegated authority to agree the condition in consultation with the Chairman and Councillor Duncan (on behalf of the Labour Lead, Councillor Morse, who was unable to take part in discussions and voting for the item due to his declared non-pecuniary interest.)

Additionally, Members suggested a further condition be added relating to the use of lights, including specification of wattage and switching off times, in order to avoid light pollution to nearby residents, as well as a strengthening of the condition regarding tree planting, to ensure appropriate screening.

The officer's recommendation, together with the proposed delegated authority to the Head of Planning to amend conditions and agree the legal agreement as set out above, was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED:

- 1. That the application be approved;**
- 2. That delegated authority be given to the Head of Planning to add and amend conditions relating to the use and wattage of lights, and to strengthen wording in respect of tree planting; and**
- 3. That delegated authority be given to the Head of Planning to agree the relevant conditions and legal agreement relating to public access, in consultation with the Chairman and Councillor Duncan.**

109. **BUILDING 3, HYDE PARK - 73998/APP/2020/3589** (*Agenda Item 10*)

Officers introduced the report and addendum, confirming that the application sought prior approval for conversion of an existing office building to residential units. Officers advised that the application had been assessed under the relevant legislation and, subject to conditions and the securing of highways obligations through a Legal Agreement, and it was recommended that delegated authority be given to the Head of Planning to confirm that prior approval was not required.

Members were supportive of the application but suggested that an informative be added to ensure the development would adhere to the most recent heating policies set out within the London Plan.

The officer's recommendation, inclusive of the added informative as set out above, was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED:

- 1. That the application be approved; and**
- 2. That an informative be added to ensure the application adheres to the London Plan policy on heating.**

110.	<p>PINEWOOD STUDIOS, PINEWOOD ROAD, IVER HEATH - 39707/APP/2020/3247 <i>(Agenda Item 11)</i></p> <p>Officers introduced the report and addendum, confirming the Council's concerns regarding the proposed development as set out in the report. Officers recommended that the Committee approve the lodging of a formal objection and a request for additional information to Buckinghamshire County Council.</p> <p>Members supported the objection for the reasons set out in the report, and the officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That Hillingdon Council lodge an objection to the application and seek further information.</p>
	<p>The meeting, which commenced at 6.00 pm, closed at 7.35 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. 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.