



HILLINGDON
LONDON



Major Applications Planning Committee

Date: WEDNESDAY, 19 MAY 2021

Time: 6.00 PM

Venue: COUNCIL CHAMBER -
CIVIC CENTRE, HIGH
STREET, UXBRIDGE

**Meeting
Details:** Members of the Public and
Media are welcome to attend.
This meeting will also be
broadcast live.

To Councillors on the Committee

Councillor Henry Higgins (Chairman)

Councillor Steve Tuckwell (Vice-
Chairman)

Councillor Alan Chapman

Councillor Janet Duncan

Councillor John Morgan

Councillor John Morse (Opposition Lead)

Councillor Carol Melvin BSc (Hons)

Councillor Becky Haggar

Councillor Raju Sansarpuri

This Agenda is available online at:
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camera and scan the code below:



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Putting our residents first

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London Borough of Hillingdon,
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Useful information for residents and visitors

Watching & recording this meeting

You can watch the public part of this meeting on the Council's YouTube channel, live or archived after the meeting. Residents and the media are also welcome to attend in person, and if they wish, report on the public part of the meeting. Any individual or organisation may record or film proceedings as long as it does not disrupt proceedings.

Watch a **LIVE** broadcast of this meeting on the Council's YouTube Channel: *Hillingdon London*

Those attending should be aware that the Council will film and record proceedings for both official record and resident digital engagement in democracy.



It is recommended to give advance notice of filming to ensure any particular requirements can be met. The Council will provide seating areas for residents/public, high speed WiFi access to all attending and an area for the media to report. The officer shown on the front of this agenda should be contacted for further information and will be available to assist.

When present in the room, silent mode should be enabled for all mobile devices.

Travel and parking

Bus routes 427, U1, U3, U4 and U7 all stop at the Civic Centre. Uxbridge underground station, with the Piccadilly and Metropolitan lines, is a short walk away. Limited parking is available at the Civic Centre. For details on availability and how to book a parking space, please contact Democratic Services.

Please enter via main reception and visit the security desk to sign-in and collect a visitors pass. You will then be directed to the Committee Room.

Accessibility

For accessibility options regarding this agenda please contact Democratic Services. For those hard of hearing an Induction Loop System is available for use.

Emergency procedures

If there is a FIRE, you will hear a continuous alarm. Please follow the signs to the nearest FIRE EXIT and assemble or the Civic Centre forecourt.

Lifts must not be used unless instructed by a Fire Marshal or Security Officer. In the event of a SECURITY INCIDENT, follow instructions issued via the tannoy, a Fire Marshal or a Security Officer. Those unable to evacuate using the stairs, should make their way to the signed refuge locations.



A useful guide for those attending Planning Committees

Petitions, Speaking and Councillors

Petitions – Those who have organised a petition of 20 or more people who live in the Borough, can speak at a Planning Committee in support of or against an application. Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes. The Chairman may vary speaking rights if there are multiple petitions

Ward Councillors – There is a right for local councillors to speak at Planning Committees about applications in their Ward.

Committee Members – The planning committee is made up of the experienced Councillors who meet in public every three weeks to make decisions on applications.

How the meeting works

The Planning Committees consider the more complex or controversial proposals for development and also enforcement action.

Applications for smaller developments such as householder extensions are generally dealt with by the Council's planning officers under delegated powers.

An agenda is prepared for each meeting, which comprises reports on each application

Reports with petitions will normally be taken at the beginning of the meeting.

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;
3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant followed by any Ward Councillors;
4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee discuss the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

How the Committee makes decisions

The Committee must make its decisions by having regard to legislation, policies laid down by National Government, by the Greater London Authority – under 'The London Plan' and Hillingdon's own planning policies. The Committee must also make its decision based on material planning considerations and case law and material presented to it at the meeting in the officer's report and any representations received.

Guidance on how Members of the Committee must conduct themselves when dealing with planning matters and when making their decisions is contained in the 'Planning Code of Conduct', which is part of the Council's Constitution.

When making their decision, the Committee cannot take into account issues which are not planning considerations such as the effect of a development upon the value of surrounding properties, nor the loss of a view (which in itself is not sufficient ground for refusal of permission), nor a subjective opinion relating to the design of the property. When making a decision to refuse an application, the Committee will be asked to provide detailed reasons for refusal based on material planning considerations.

If a decision is made to refuse an application, the applicant has the right of appeal against the decision. A Planning Inspector appointed by the Government will then consider the appeal. There is no third party right of appeal, although a third party can apply to the High Court for Judicial Review, which must be done within 3 months of the date of the decision.

Agenda

CHAIRMAN'S ANNOUNCEMENTS

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting dated 21 April 2021 1 - 4
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items marked in Part 1 will be considered in public and those items marked in Part 2 will be heard in private

PART I - Members, Public and Press

Items are normally marked in the order that they will be considered, though the Chairman may vary this. The name of the local ward area is also given in addition to the address of the premises or land concerned.

	Item		Description & Recommendation	Page
6	Extending Written Representations in Lieu of Physical Speaking Rights		That the Committee agrees to permit those parties with valid speaking rights at planning committee meetings to continue to submit written representations in lieu of attending to speak in person, as set out in the updated Protocol.	5 - 10

Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
7	5 Otter House, Cowley Business Park, Cowley - 63329/APP/2021/1326	Uxbridge South	Change of use from offices (Use Class B1a) to residential use (Use Class C3) to create 36 studio apartments (Application for Prior Approval under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)). Recommendations: Approval	11 – 30 222-230

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	Former Nestle Factory, Nestles Avenue – 1331/APP/2021/751	Botwell	<p>Section 73 application seeking a variation to Condition 61 (Approved Drawings) of planning permission ref: 1331/APP/2019/1666 dated 11-09-20 (Section 73 application to vary Condition 9 (Residential Condition - Approved Plans) of planning permission ref: 1331/APP/2017/1883 dated 28/06/2018 (Part demolition of existing factory buildings and associated structures, and redevelopment to provide residential dwellings (Use Class C3), office, retail, community and leisure uses (Use Class A1/A3/A4/B1/B8/D1/D2), commercial floorspace (Use Classes B1c/B2/B8) and Data Centre (Sui Generis), amenity and playspace, landscaping, allotments, access, service yards, associated car parking and other engineering works) (as amended by application ref: 1331/APP/2020/50 dated 06/02/20)).</p> <p>The amendments to the approved plan proposed: Alteration to the elevations of Unit 4 involving 4 no. new loading docks (totalling 12 no. with 8 loading docks permitted by planning permission ref: 1331/APP/2017/1883 (as amended)), 1 no. roller door and 2 no. pedestrian doors, and the alteration to the dock pit, and minor alteration to internal layout to office.</p> <p>Recommendations: Approval</p>	31 – 114 231-243

9	T C M House, Newport Road, Hayes – 61202/APP/2021/847	Charville	Section 73 application to vary Condition 2 (Approved Plans) and Condition 4 (SuDS) for a Minor Material Amendment (MMA) to planning permission ref. 61202/APP/2019/3510 (Demolition of three existing buildings (Use Classes B1(a) and B1(c)) and erection of a four storey residential hostel building (Sui Generis) containing 28 units, comprising 13 x 1-bedroom, 8 x 2-bedroom and 7 x 3-bedroom dwellings with associated car parking, landscaping and children's play area). Recommendations: Approval	115-132 244-246
10	1 & 1A Bath Road, Heathrow – 35805/APP/2020/3289	Heathrow Villages	Outline planning application for the demolition of existing buildings and erection of a six storey 237-bedroom hotel (Use Class C1) (landscaping reserved for subsequent approval). Recommendations: Approve + Sec 106	133-210 247-260

11	<p>Taylor Woodrow Depot, Broadmead Road, Yeading –</p> <p>327/APP/2020/2840</p>	Yeading	<p>Deed of Variation to Section 106 associated with planning permission ref: 327/APP/2000/2106 dated 17/5/02:</p> <p>'Phased redevelopment and part refurbishment of site/buildings (currently used for general industrial/ storage, offices and sports complex purposes) which straddles Hillingdon and Ealing boroughs, to provide mixed use, 1 to 8 storeys, development, comprising 705 residential units including 18 live/work units, (446 one, two and three-bedroom flats and 259 three, four and five-bedroom houses - 3,088 habitable rooms overall), and non-residential/commercial as follows - 7,900 sq metres new offices; 7,520 sq metres refurbished offices, 680 sq metres light industrial/workshops retained for use as managed workspace, 100 sq metres wardens office/meeting rooms, 100 sq metres tele-working centre, 560 sq metres retail, 550 sq metres community facilities, 240 sq metres restaurant, 480 sq metres creche, 200 sq metres ancillary commercial floorspace to canal basin area, 1,500 sq metres separate health facility, 4,945 sq metres (gross floor area) sports complex, together with childrens' play/ adventure play areas, youth shelter, sports pitches, parkland landscaping and wildlife area, new canal basin, new bridge over canal and rebuilding of existing bridge, amenity open space, road infrastructure - with vehicular access from Ruislip Road and Broadmead Road, and associated servicing and car parking (outline application with environmental impact statement)</p> <p>(This permission relates to that</p>	<p>211-220</p> <p>261-263</p>
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PART I - Plans for Major Applications Planning Committee -

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