



HILLINGDON
LONDON



Major Applications Planning Committee

To Councillors on the Committee

Councillor Steve Tuckwell (Chairman)
Councillor Henry Higgins (Vice-Chairman)
Councillor Alan Chapman
Councillor Jas Dhot
Councillor Janet Duncan (Opposition
Lead)
Councillor Philip Corthorne
Councillor David Yarrow

Date: THURSDAY, 24 JUNE 2021

Time: 7.00 PM

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

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

This Agenda is available online at:
www.hillingdon.gov.uk or use a smart phone
camera and scan the code below:



Published: Wednesday, 16 June 2021

Contact: Steve Clarke

Tel: 01895 250693

Email: sclarke2@hillington.gov.uk

Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
Phase II, Civic Centre, High Street, Uxbridge, UB8 1UW

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.

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.

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.



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 meetings 1 - 10
- 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.

	Address	Ward	Description & Recommendation	Page
6	Land to the East and West of Breakspear Road South 76293/APP/2021/1158	Harefield	Request for approval of plans and specifications under condition imposed by Schedule 17 to the High-Speed Rail (London - West Midlands) Act 2017 relating to two under bridges including retaining wingwalls; noise barriers; and two embankments including retaining walls. Recommendation: Approval	11 - 30

Major Applications with Speaking Rights

	Address	Ward	Description & Recommendation	Page
7	Harefield Road, Uxbridge 16299/APP/2020/3313	Uxbridge North	<p>RE-CONSULTATION ON AMENDED PLANS AND SUPPORTING DOCUMENTS FOR: Comprehensive redevelopment of the site comprising demolition of existing buildings to provide residential care accommodation (Use Class C2) with ancillary uses and commercial unit at ground floor level (Use Class E) in buildings up to 7 storeys with car parking, landscaping and associated works.</p> <p>Detailed Description: 182 units, together with integrated nursing care and associated communal and support services including ancillary communal, care and well-being facilities including a restaurant, cafe/bar and wellness centre/gym and a commercial unit.</p> <p>Recommendation: Approval + S106</p>	31 - 124
8	Tavistock Road 35810/APP/2021/1234	Yiewsley	<p>Demolition of existing building and replacement with an up to 8-storey building comprising residential units and associated car parking, landscaping and amenity space.</p> <p>Detailed description: Provision of 32 units (14 x 1 bedroom, 14 x 2 bedroom and 4 x 3 bedroom).</p> <p>Recommendation: Refusal</p>	125 - 176

Major Applications without Speaking Rights

	Address	Ward	Description & Recommendation	Page
9	London Heathrow Marriott Hotel, Bath Road 12502/APP/2020/3618	Heathrow Villages	Construction of part 5-part 6 storey building immediately to the west of the existing hotel to provide an additional 259 bedrooms: associated works including hard and soft landscaping. Recommendation: Approval + S106	177 - 238
10	HPH 3, Millington Road, Hayes 72360/APP/2021/1709	Pinkwell	Change of use from offices (Class B1a) to 113 flats (88 x 1 person; 20 x 1 bed, 2 person and 5 x 2 bed, 3 person units) (Class C3) (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)). Recommendation: Approval + S106	239 - 262
11	Uxbridge Industrial Park, Ashley Road 9117/APP/2021/699	Uxbridge South	Erection of two storey demountable structure and two sets of two storey containerized offices for a temporary period of 2 years. Recommendation: Approval	263 - 274

12	<p>Morrisons, 41 - 67 High Street</p> <p>2370/APP/2021/887</p>	Yiewsley	<p>Deed of Variation to amend Schedule 2 (Affordable Housing) of the Section 106 Agreement dated 20th August 2019 (as revised by a Deed of Variation dated 11th August 2020) in association with planning permission ref: 2370/APP/2018/2793 dated 21/8/19 (Demolition of the existing buildings and the redevelopment of the site to provide a part 4 to part 8 storey building comprising a replacement Class A1 1,643sq.m (GIA) foodstore, 144 residential units, basement car parking and associated works), as amended by S73 granted permission by Planning Inspectorate's decision letter dated 8th October 2020, Ref. APP/R5510/W/20/3250434 (LPA Ref. 2370/APP/2019/2880), namely, to revise the Affordable Housing Tenure Split and modify the 'Mortgagee in Possession' clause.</p> <p>Recommendations: Approval + S106</p>	275 - 286
----	--	----------	---	-----------

PART I - Plans for Major Applications Planning Committee