

## Minutes



### **MAJOR Applications Planning Committee**

**23 February 2022**

**Meeting held in the Council Chamber - Civic Centre, High Street, Uxbridge**

	<p><b>Committee Members Present:</b> Councillor Steve Tuckwell (Chairman) Councillor Henry Higgins (Vice-Chairman) Councillor Janet Duncan (Opposition Lead) Councillor Alan Chapman Councillor Philip Corthorne Councillor John Morse Councillor David Yarrow</p> <p><b>LBH Officers Present:</b> James Rodger (Deputy Director of Planning and Regeneration) Glen Egan (Office Managing Partner – Legal Services) Mandip Malhotra (Strategic and Major Applications Manager) Alan Tilly (Transport Planning and Development Team Manager) Steve Clarke (Democratic Services Officer)</p>
87.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies for absence had been received from Councillor Stuart Mathers with Councillor John Morse substituting.</p>
88.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>None.</p>
89.	<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 January 2022 be approved as a correct record.</p>
90.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>It was confirmed that item 6 had been withdrawn.</p>
91.	<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>

	It was confirmed that all items would be considered in public.
92.	<p><b>LAND AT YIEWSLEY LIBRARY &amp; FORMER YIEWSLEY POOL, FALLING LANE AND OTTERFIELD ROAD - 76795/APP/2021/3704</b> (<i>Agenda Item 6</i>)</p> <p>This item was withdrawn from the agenda.</p>
93.	<p><b>UNITS 6 AND 7, SILVERDALE INDUSTRIAL ESTATE - 28877/APP/2020/3991</b> (<i>Agenda Item 7</i>)</p> <p>Officers introduced the application and highlighted that the proposed change of use from class B2 to Sui Generis was to accommodate a multitude of uses which were all industrial in nature. Officers had negotiated with the applicant regarding the provision of car parking and Members attention was drawn to the additional condition proposed within the addendum ensuring adequate parking and loading facilities were provided on site. By way of verbal update, the Committee were informed of an objection from a local resident regarding the potential for petrol and oil to emanate from the site, it was proposed that an informative be added advising the applicant to contact the Environment Agency to establish whether there is a need for an oil interceptor or separator. The application was recommended for approval.</p> <p>Members discussed the possibility of conditioning the need for an oil interceptor or separator rather than having it as an informative. Officers highlighted that the Environment Agency were experts to that affect and would be best placed to advise the applicant on appropriate measures. If the Local Planning Authority were to impose a particular solution, it may not be entirely suitable; therefore, it was established that an informative was the most appropriate course of action. The Committee also raised concerns regarding the prospect of contaminated wastewater running into the canal adjacent to the site; Members were minded to strengthen the informative by referencing the possible impact on the canal.</p> <p>The Committee sought clarification over the availability of parking for the no more than 22 staff who would be on site at any one time. It was confirmed that there would be 18 staff parking spaces, this had increased significantly from 6 when the application was initially received. The applicant would also be required to submit a Travel Plan and Travel Plan bond ensuring that the Travel Plan is delivered. Members went on to query the effectiveness of Travel Plan bonds and highlighted that this could be an issue further scrutinised by a Select Committee.</p> <p>With regard to proposed condition 7, Members discussed whether it could be conditioned that delivery of vehicles was made by trailer to aid in preserving the highway. It was highlighted that conditioning the way in which vehicles were delivered could be onerous upon the business, Members agreed that delivery by trailer could be encouraged by way of an additional informative.</p> <p>The officer's recommendation, inclusive of the addendum and suggestions for additions and amendments as outlined, was moved, seconded, and when put to a vote, unanimously agreed.</p> <p><b>RESOLVED: That the application be approved subject to the additional condition stated in the addendum and the following:</b></p> <p><b>1) That delegated authority be granted to officers to word an informative advising the applicant to contact the Environment Agency to establish</b></p>

	<p><b>whether there is a need for an oil interceptor or separator. The informative was also to reference sustainable urban drainage and the impact of the premises on the canal; and,</b></p> <p><b>2) An informative be added relating to condition 7 to encourage delivery of vehicles by trailer to minimise vehicle movements.</b></p>
94.	<p><b>RIVER HOUSE, RIVERSIDE WAY - 35755/APP/2021/4136</b> (<i>Agenda Item 8</i>)</p> <p>Officers introduced the application and drew Members attention to the addendum where a verbal update was delivered proposing the removal of part 3.b of condition 5, this was as a result of the proposed green wall to be installed. In addition to this it was proposed that reference could be made to pollution absorbing trees in condition 5 and a further condition could be added in relation to sustainable urban drainage to ensure the long-term management and maintenance of proposed drainage solutions and the encouragement of grey water harvesting. The application was recommended for approval.</p> <p>Members discussed part 2.f of condition 5, relating to external lighting, with reference to the prospective installation of LED lighting. Officers clarified that an external lighting layout plan had been submitted and light spill would not protrude into the abutting green belt land; it was confirmed that part 2.f of condition 5 could be removed providing the external lighting was installed as proposed.</p> <p>The officer's recommendation, inclusive of the verbal update to the matters outlined in the addendum, was moved, seconded, and when put to a vote, unanimously agreed.</p> <p><b>RESOLVED: That the application be approved subject to the amendments to conditions 5, 9 and 20 stated in the addendum and:</b></p> <ul style="list-style-type: none"> <li><b>1) That reference to pollution absorbing trees be added to condition 5;</b></li> <li><b>2) That parts 2.f and 3.b of condition 5 be removed providing external lighting and a green wall was installed as per the plans; and,</b></li> <li><b>3) An additional condition be added relating to sustainable urban drainage.</b></li> </ul>
95.	<p><b>TERMINAL 4, HEATHROW AIRPORT - 76510/APP/2021/3789</b> (<i>Agenda Item 9</i>)</p> <p>Officers briefly introduced the application highlighting the ongoing temporary use of the site as a Covid-19 test facility. The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p><b>RESOLVED: That the application be approved as per the officer's recommendation.</b></p>
	<p>The meeting, which commenced at 6.00 pm, closed at 6.39 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Steve Clarke on 01895 250636 or email (recommended): [democratic@hillington.gov.uk](mailto:democratic@hillington.gov.uk) Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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**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.**