

## Minutes



**MAJOR Applications Planning Committee**

**26 April 2022**

**Meeting held at Committee Room 5 - Civic Centre, High Street, Uxbridge**

	<p><b>Committee Members Present:</b> Councillors Steve Tuckwell (Chairman), Henry Higgins (Vice-Chairman), Alan Chapman, Philip Corthorne, Janet Duncan (Opposition Lead), Stuart Mathers and David Yarrow</p> <p><b>LBH Officers Present:</b> Nicole Cameron (Legal Advisor), James Rodger (Deputy Director of Planning and Regeneration), Alan Tilly (Transport Planning and Development Manager), Neil Fraser (Democratic Services Officer) and Mandip Malhotra (Strategic and Major Applications Manager)</p>
113.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>None.</p>
114.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>None.</p>
115.	<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 29 March 2022 be approved as a correct record.</p>
116.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
117.	<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 confirmed that all agenda items would be considered in public.</p>
118.	<p><b>LAND EAST OF 1040 UXBRIDGE ROAD - 73201/APP/2021/630</b> (<i>Agenda Item 6</i>)</p> <p>Officers introduced the application and highlighted various amendments to the scheme since its submission, including reduced parking provision via removal of the basement, increased affordable housing, the introduction of a parking permit scheme, and the securing of contributions from the developer.</p>

Officers advised that the unit mix, scale, and quality of accommodation was considered acceptable, and the proposal was not considered to result in significant impact on nearby residents. It was highlighted that the scheme was fully policy compliant and had an exemplary daylight/overshadowing report. Therefore, the application was recommended for approval, subject to conditions.

In response to a query from the Committee regarding waste collection, officers advised that a further condition was required to mandate that a refuse management plan be secured in perpetuity on the site.

Officers also addressed Member queries regarding pedestrian access and potential antisocial behaviour on certain footpaths, by highlighting the land areas that fell outside of the development site or that were in private ownership (and therefore outside of local authority control).

Members supported the officer's recommendation, highlighting in particular the good mix of units proposed. However, Members sought amendment to conditions and Heads of Terms to ensure that the allocated parking spaces would include a parking bay for the 4-bed unit, and that the number of allocated disabled bays would not be reduced. Additionally, Members requested that the Heads of Terms be amended to highlight the need for double yellow lines at the bell mouth into the site, to prohibit parked cars from impacting access and manoeuvrability of larger vehicles.

The officer's recommendation, inclusive of the amendment to conditions and Heads of Terms relating to allocation of parking bays, refuse management, and double yellow lines, was moved, seconded, and when put to a vote, unanimously agreed.

**RESOLVED: That the application be approved, with amendment to conditions and Heads of Terms relating to allocation of parking bays, refuse management, and double yellow lines.**

119. **UNITS 1 - 16 SAXON WAY TRADING ESTATE, SAXON WAY, HARMONDSWORTH - 76938/APP/2021/4559** (*Agenda Item 7*)

Officers introduced the application, highlighting that while the development site was located within the Green Belt, the application sought refurbishment of an existing development and was considered to improve the appearance of the existing buildings without detrimental impact to the visual amenity or openness of the Green Belt.

The Committee sought assurances that access to the site was sufficient for large vehicles, and that the proposed cladding would be fire safe and environmentally friendly. Officers advised that the application before the Committee was limited to external cladding and matters such as access were outside of the Committee's remit. However, fire safety reports had deemed the cladding to be safe under fire safety regulations.

Officers advised that the application would not have any detrimental impact on flood risk, amenity of adjoining properties, ecology or highways. The application was therefore recommended for approval.

Members requested that an informative be added to ensure that the applicant investigate 'energy efficient' cladding materials.

The officer's recommendation, inclusive of the informative regarding cladding materials,

was moved, seconded, and when put to a vote, unanimously agreed.

**RESOLVED: That the application be approved, inclusive of an informative regarding 'energy efficient' cladding materials.**

120. **LAND AT TUDOR WORKS - 38421/APP/2021/4045** (*Agenda Item 8*)

Officers introduced the report and highlighted the addendum, which set out corrections to section 07.16 'Greenhouse Gas Emissions', the deletion of condition 37 to avoid duplication with the S106 legal agreement, and clarifying amendments to condition 32.

Officers highlighted the strategic and local benefits arising from the application, as supported by national, regional and local planning policies, and confirmed that the site was not located on the Green Belt. Access for pedestrians and vehicles was outlined.

In terms of design, while it was accepted that the development was of considerable scale, the development was considered to mitigate potential harm through its use of high-quality materials, setback location, green walls and public art, and was confirmed to include contributions towards public realm improvements. The height of the buildings had also been considered within the wider context of the area, which included other tall buildings. For these reasons, the application was recommended for approval, subject to conditions and a S106 legal agreement.

By way of verbal update, the figures for the financial contribution to address air quality were set out, with £649,490 confirmed as the minimum sum. Delegated authority was sought to update the Heads of Terms to this figure and to change the trigger for submission of details, to offer flexibility. The financial contribution to address air quality was also confirmed to be equally shared with Ealing Council, in recognition of the cross-boundary impact of the development. The backup generators on site were confirmed to use a non-diesel fuel, with their emissions to be reviewed after two years, at which point a further contribution could be sought, if required.

Members queried the application's impact on noise and air quality of the local area, and in particular the nearby school. Officers advised that air quality had been addressed through the financial contribution referred to previously, while noise would be mitigated by conditions limiting equipment testing to weekends only.

Members supported the officer's recommendation, highlighting the Borough's need for data centres and the benefits they brought to the Borough. However, Members sought the inclusion of an informative specifying that the art to be exhibited on site was to be of high quality and in keeping with the aesthetic of the area.

The officer's recommendation, inclusive of the change to the Heads of Terms regarding air quality, and the informative relating to art on site, was moved, seconded, and when put to a vote, unanimously agreed.

**RESOLVED: That the application be approved, with the addition of an informative relating to art on site, and amendment to the Heads of Terms regarding air quality.**

The meeting, which commenced at 6.00 pm, closed at 7.28 pm.

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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.**