

## Minutes



### MAJOR Applications Planning Committee

30 November 2021

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

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|     | <p><b>Committee Members Present:</b><br/>Councillors Steve Tuckwell (Chairman), Alan Chapman, Janet Duncan (Opposition Lead), Jas Dhot, David Yarrow, Allan Kauffman (In place of Philip Corthorne) and Shehryar Ahmad-Wallana (In place of Henry Higgins)</p> <p><b>LBH Officers Present:</b><br/>Nicole Cameron (Legal Advisor), Neil Fraser (Democratic Services Officer), Mandip Malhotra (Strategic and Major Applications Manager), Alan Tilly (Transport Planning and Development Manager) and Ed Laughton (Principal Planning Officer)</p>  |
| 62. | <p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Corthorne and Councillor Higgins, with Councillor Kauffman and Councillor Ahmad-Wallana present as substitutes.</p>   |
| 63. | <p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b><br/>(<i>Agenda Item 2</i>)</p> <p>None.</p>  |
| 64. | <p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 3</i>)</p> <p>None.</p>  |
| 65. | <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><br/>(<i>Agenda Item 4</i>)</p> <p>It was confirmed that all items were Part I and would therefore be considered in public.</p>   |
| 66. | <p><b>ST ANDREWS PARK - 585/APP/2021/3906</b> (<i>Agenda Item 5</i>)</p> <p>Officers introduced the application, which sought a Deed of Variation to Schedule 8 (Cinema Building) and Schedule 9 (Theatre Site) of the Section 106 legal agreement associated with planning permission ref: 585/APP/2015/848 dated 21-12-2015, which was a variation of planning permission ref: 585/APP/2009/2752 dated 18/01/2012 that granted consent for the redevelopment of former RAF Uxbridge site, now known as St Andrew's Park.</p> <p>Officers outlined the proposed deletion of obligations relating to the transfer of former cinema building and theatre site to the Council, and their replacement by the addition of two additional Heads of Terms in relation to alternative social, cultural, leisure,</p> |

recreation and environmental uses within the Borough, together with the securing of the maintenance of the Former Cinema building. The proposed Heads of Terms were considered to provide sufficient funding to mitigate the loss of these facilities with alternative proposals, and the application was recommended for approval.

The addendum was highlighted, which set out a correction to a site plan included in the meeting papers.

The Legal advisor provided the Committee with a summation of the legal tests to be applied when considering the application. The Committee considered that the application passed these tests.

Following questions from members, officers advised that the new Heads of Terms mandated funds to be used for borough infrastructure, together with the submission of a maintenance scheme that would ensure that the listed building would not deteriorate while the owners considered options to bring it back into use.

The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.

**RESOLVED: That the application be approved + Sec 106.**

67. **ST ANDREWS PARK - 585/APP/2016/4504** (*Agenda Item 6*)

Officers introduced the application which sought to discharge the reserved matters relating to Layout, Scale, Appearance and Landscaping for 'The Town Centre Extension' phase of the St Andrew's Park development.

The Committee was advised that the application site formed part of St Andrews Park (the former RAF Uxbridge Site) which was currently under construction, for which outline consent had been granted under application reference 585/APP/2009/2752 for a residential led, mixed-use development. This reserved matters application was submitted pursuant to S73 planning permission reference 585/APP/2015/848, which superseded the original outline permission reference 585/APP/2009/2752.

The proposal for determination included 294 residential units, comprised of 267 apartments and 27 townhouses, of which 19% would be affordable homes. The proposal made provision for 175 car parking spaces (including 3 for visitors), alongside 324 cycle spaces. It was confirmed that, while the conditions included as part of the previously consented scheme remained applicable, a number of additional conditions, including arboreal and fire conditions, were set out within the report.

The addendum was highlighted, which confirmed a correction to a plan included in the meeting papers and Condition 1: Tree Protection Plan.

As the overall development was considered to be of an acceptable scale and design, and would provide a significant number of residential units in accordance with the outline consent, the application was recommended for approval.

In response to questions from Members, officers advised that the previously suggested GP surgery on site was no longer part of the proposed scheme. In lieu of this, a financial contribution had been agreed. Additionally, conditions included the requirement for a heating/noise/ventilation assessment, to ensure potential overheating problems were overcome. Regarding fire safety for buildings over 18m, the discharge of condition 4 was to be in consultation with the Fire Service.

With regard to the number of visitor parking spots provided, the Transport Officer advised that the site was located close to Uxbridge Town Centre which had ample parking provision, and was also serviced by good public transport links. The number of visitor parking spots was therefore considered acceptable.

The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.

**RESOLVED: That the application be approved.**

The meeting, which commenced at 6.00 pm, closed at 6.35 pm.

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@hillington.gov.uk](mailto:democratic@hillington.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.**