

Minutes



MAJOR Applications Planning Committee

09 March 2022

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

	<p>Committee Members Present: Councillor Steve Tuckwell (Chairman) Councillor Henry Higgins (Vice-Chairman) Councillor Janet Duncan (Opposition Lead) Councillor Alan Chapman Councillor Philip Corthorne Councillor Stuart Mathers Councillor David Yarrow</p> <p>LBH Officers Present: James Rodger (Deputy Director of Planning and Regeneration) Ian Thynne (Planning Specialists Team Manager) Glen Egan (Office Managing Partner – Legal Services) Mandip Malhotra (Strategic and Major Applications Manager) Steve Clarke (Democratic Services Officer)</p> <p>Others Present: Councillor Keith Burrows</p>
96.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
97.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
98.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meeting held on 23 February 2022 be approved as a correct record.</p>
99.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
100.	<p>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</p>

(Agenda Item 5)

It was confirmed that all items would be considered in public.

101. **LAND AT NEWYEARS GREEN LANE AND BREAKSPEAR ROAD SOUTH - 76870/APP/2021/4237** (Agenda Item 6)

Officers introduced the application and delivered a presentation outlining the proposals for a 16-metre-high western mound and an 18-metre-high eastern mound to be constructed adjacent to Newyears Green Lane using excavated materials from the nearby HS2 development.

Officers highlighted that the proposals were twofold, in that the Committee were considering the method for construction and the final end use and restoration of the development. Officers were generally happy with the methods for construction. The Committee were informed that, due to the gradient of the prospective mounds, they would not be designated for agricultural use. Officers had raised concerns around the long-term land use of the mounds and in the way of efforts to achieve a positive land use, had negotiated that a footpath be installed leading to the top of the western mound; this mound would eventually come under the ownership of the local authority. Discussions were ongoing with HS2 as to the long-term ownership and use of the eastern mound. The application was recommended for approval, subject to the condition outlined in the officer's report; further to this it was noted that the condition was initially proposed by HS2 Ltd, then slightly amended by officers, and agreed by both parties.

Members queried the methods of construction and sought assurances over the stability of the mounds given the increased long-term likelihood of inclement weather. Officers informed the Committee that they were happy with the phased approach within the construction method statement submitted with the application which outlined the compacted nature of the mounds. It was also highlighted that, once complete, there would be a period of up to five years whereby HS2 Ltd would be gatekeepers of the site before any final handover takes place. Officers also assured Members that the proposed flooding and water runoff mitigation measures were deemed to be sufficient in handling any increased risk of flooding to Breakspear Road South.

By way of clarification around the biodiversity corridors, the Committee were informed that HS2 were required to design a "no net loss" scheme in terms of biodiversity. Discussions were ongoing as to the exact details of what this would look like in relation to the application in front of Members. With regard to the proposed condition in relation to the restoration of the land, Members were minded to have the details of the scheme of restoration come back to the Committee once known.

The Committee raised concerns whether the site, being located next to Newyears Green Lane landfill site, had been subject to contamination as the landfill site was known to be a contaminated area. Additionally, concerns were raised in relation to potential contamination of the Ickenham water source. It was noted that the Environment Agency, as the lead regulator on protection of the water environment, had raised no objection with the application and had not identified any increased contamination risk associated with the proposals; further to this Members were informed that the HS2 Act 2017 had designated the land to be tipped and it was outside of the Council's remit to consider the principle of tipping on the land.

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

with five votes for and one abstention.

RESOLVED:

- 1) That the application be approved as per the officer's recommendation; and**
- 2) That details comprising the scheme of restoration come back to the Committee once known.**

102. **WOODLANDS PARK LANDFILL SITE (OUT OF BOROUGH CONSULTATION FOR BUCKINGHAMSHIRE COUNTY COUNCIL) - 39707/APP/2021/4456** (*Agenda Item 7*)

Officers introduced the item as an out of Borough consultation for Buckinghamshire County Council in relation to a proposed data centre development at the Woodlands Park Landfill site. Members attention was drawn to the addendum which outlined additional comments received by the air quality officer regarding issues associated with the proposed diesel powered backup generators and the impact they would have on Hillingdon residents. Officers therefore proposed a third objection be raised with regard to air quality matters with the aim being that Buckinghamshire County Council would be encouraged to negotiate alternative cleaner technologies with the developer.

Officers also noted that correspondence had been received from the agent for the application suggesting that they thought officers had not appropriately considered the district heat network aspect of the proposal in their broader considerations and recommendations to the Committee. With regard to this, officers highlighted page four of the addendum outlining that, whilst it was not specifically referenced in the Committee report, officers had considered these matters in forming their recommendation and concluded that the district heating network aspect did not outweigh the harm of the development, and that the recommendation to object to the proposals remained. Officers went on to highlight the Green Belt and Design factors stated in the report as reasons for recommending that the Committee object to the proposals.

Councillor Keith Burrows, Ward Councillor Uxbridge South, was present for this item and addressed the Committee; key points raised included:

- Due to the size and scale of the proposals located on Green Belt land immediately adjacent to Uxbridge South Ward, the development would have a significant impact upon residents in the Ward;
- If approved by Buckinghamshire County Council, the development would set a precedent for other proposals on Green Belt land across London and the home counties;
- The development would be likely to increase traffic flow through Hillingdon, adding to air pollution associated with the site;
- The Committee were encouraged to agree with the officer's recommendations and formally object to the proposals.

Officers highlighted that the potential Section 106 receipts noted on page three of the addendum were significant, however as the determining authority, Buckinghamshire County Council would be entitled to the costs. It was noted that, should Buckinghamshire's recommendation be in favour of the proposals, Hillingdon would seek to negotiate a quantum of the money received due to the impact on Hillingdon residents. It would not be immediately clear how the money could be used to alleviate harm caused to residents if the development were to go ahead. Members and officers

were in agreement that the harm caused to Hillingdon residents was sufficient to outright object to the proposals, although the Committee sought to add an informative noting that, should Buckinghamshire's recommendation be in favour of the development, Hillingdon would request to be included in any discussions around air quality contributions.

Members concurred with officers' recommendation to object to the proposals and discussed whether noise emanating from the backup generators could be added as a further reason for objection. Officers highlighted that the site was deemed to be too far from residents' homes for the noise from backup generators to be considered a valid reason for objection; it was also noted that the backup generators would be tested once a month and, in the event of a power cut, would run temporarily until the power was restored to the site.

The officer's recommendation, inclusive of the additional informative discussed, was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED:

- 1) That the Council raise an objection to the proposed development; and**
- 2) That an informative be added requesting that the London Borough of Hillingdon be included in discussions around air quality contributions should Buckinghamshire's determination be in favour of the application.**

103. **WOODLANDS PARK LANDFILL SITE (OUT OF BOROUGH CONSULTATION FOR BUCKINGHAMSHIRE COUNTY COUNCIL) - 39707/APP/2021/3769** (*Agenda Item 8*)

Officers briefly introduced the item as an out of Borough consultation closely related to the previously heard data centre development item situated at Woodlands Park Landfill site. It was noted that the use of the site would be a battery storage facility. In a similar manner to the previous item, officers recommended that the Committee object to the proposals on grounds of design and inappropriate development within Green Belt land. Due to the nature of the battery storage facility, it was highlighted that there would be no grounds for objecting to the proposals on matters of air quality.

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

RESOLVED: That the Council raise an objection to the proposed development.

The meeting, which commenced at 6.00 pm, closed at 7.11 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@hillingdon.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.