

Minutes



Major Applications Planning Committee

11 October 2023

Meeting held at Committee Room 5 - Civic Centre

	<p>Committee Members Present: Councillors Adam Bennett (Vice-Chairman in the Chair) Roy Chamdal Philip Corthorne Darran Davies Jas Dhot Elizabeth Garelick Tony Gill</p> <p>LBH Officers Present: Ed Laughton – Strategic Applications and PPA Manager Chris Brady - Principal Planning Officer Dr Alan Tilly - Transport Planning and Development Manager Sehar Arshad - Planning Lawyer Jimmy Walsh - Planning Lawyer Steve Clarke – Democratic Services Officer</p>
36.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Steve Tuckwell MP with Councillor Darran Davies substituting.</p>
37.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Corthorne noted for the record that, in respect of item 7, he had originally been lobbied by objectors with regard to the associated Full Planning Application referenced in the agenda item description (7969/APP/2023/1473). Councillor Corthorne had not made any comments on the application and remained to take part in the vote on item 7.</p>
38.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>It was highlighted that, since the publication of the draft minutes, officers had been made aware of some minor corrections that were required to the minutes. The Committee agreed to defer the approval of the minutes from 14 September 2023 to the first meeting of the Hillingdon Planning Committee on 01 November 2023.</p> <p>RESOLVED: That the item be deferred to the meeting of the Hillingdon Planning Committee on 01 November 2023.</p>

39.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>There were none.</p>
40.	<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 (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items on the agenda were marked Part 1 and would be considered in public.</p>
41.	<p>WEST DRAYTON LEISURE CENTRE - 75127/APP/2023/1646 (<i>Agenda Item 6</i>)</p> <p>Minor material amendment (s73) to condition 2 (approved plans) and 3(general compliance with supporting documents) of planning consent reference: 75127/APP/2022/2395 dated 13-03-2023 "Minor material amendment application (S73) to amend condition 3 of planning consent reference 75127/APP/2019/3221 dated 27-04-2020 (Redevelopment of site including demolition of existing buildings (Use Class D1) to provide a part 2, part 3 storey building including a basement to provide a leisure centre (Use Class D2) with access, car parking (including a decked car park), landscaping and associated work).</p> <p>The amendments include the removal of the car park deck and re-arrangement of the parking layout and provision of a switch room within the site.</p> <p>Officers introduced the item giving a detailed presentation summarising the application. It was highlighted that the proposed removal of the car park deck would be deemed a benefit to the West Drayton Green Conservation Area in comparison to the previously approved application, and the proposal to accommodate a switch room was deemed acceptable. The application was recommended for approval.</p> <p>Members sought clarification around the precise reduction in parking spaces when compared to the previous application. It was confirmed that there would be a reduction of 55 spaces, leaving 144 car parking spaces remaining. The proposed 144 spaces was deemed by officers to be an adequate provision to serve the leisure centre and would not result in the displacement of parking onto surrounding roads, additionally the applicant had submitted an active travel zone assessment which had been reviewed by the Highways Officers who had agreed a suite of improvement works to key walking and cycling routes which was to be funded by the applicant. Subject to those improvement works being carried out, the Highways Officer raised no objection to the proposals. The Committee supported the removal of the car parking deck and felt that, on balance, the absence of a large parking deck would be an improvement to the site.</p> <p>The Committee raised a concern regarding turning space for vehicles in the newly proposed car park layout. Highways officers confirmed that a thorough assessment of the proposals had been undertaken including swept path analysis and looking at the dimensions of the car park, the size of the spaces including disabled bays, aisle width and turning radii which were all deemed acceptable. Officers also confirmed that, while there would be an uplift in the number of vehicle journeys made to the site once operational, they were confident that trips to and from the leisure centre would not overwhelm the highway network.</p> <p>The Committee deemed the application to be a positive amendment to the wider</p>

	<p>development noting the overall benefit of the project and the good public transport links available in the vicinity. The officer's recommendation was moved, seconded, and when put to a vote, unanimously approved.</p> <p>RESOLVED: That the application be approved as per officers' recommendation.</p>
42.	<p>THE BARN HOTEL, RUISLIP - 7969/APP/2023/1833 (<i>Agenda Item 7</i>)</p> <p>Application for Listed Building Consent for the partial demolition and conversion of existing Grade II Listed Buildings for residential use with associated landscaping and parking (In connection with Full Planning Application reference 7969/APP/2023/1473).</p> <p>Officers introduced the application highlighting that an application for full planning consent had recently been refused; it was clarified for the Committee that the application for determination by Members was exclusively for the physical works to the listed building elements. Members' attention was drawn to the addendum which sought to add an informative clarifying for the applicant that, the application determined by the Committee related only to the physical works on the listed building and nothing else on the wider full planning application.</p> <p>Officers highlighted that the only material consideration with the listed building consent application was whether the proposed works would result in potential harm to the historic fabric of the heritage assets, and if so, would the applicant able to demonstrate significant public benefit which would outweigh the potential harm identified. It was also clarified that the listed building application could not grant consent for the change of use or for the construction of any ancillary extensions. The listed building consent application was recommended for approval.</p> <p>Members noted that the listed building proposals would enhance the existing heritage asset and would safeguard the listed building going forward. The Committee also commented that the proposals would in fact remove some of the less aesthetically pleasing elements of the buildings that had been added over the years.</p> <p>The officer's recommendation, inclusive of the additional informative highlighted in the addendum, was moved, seconded, and when put to a vote, unanimously approved.</p> <p>RESOLVED: That the application be approved as per officers' recommendation.</p>
	<p>The meeting, which commenced at 7.00 pm, closed at 7.34 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Democratic Services at 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.