



HILLINGDON
LONDON



Hillingdon Planning Committee

Date: WEDNESDAY, 6
DECEMBER 2023

Time: 7.00 PM

Venue: COMMITTEE ROOM 5 -
CIVIC CENTRE

**Meeting
Details:** Members of the Public and
Media are welcome to attend.
This meeting may also be
broadcast live.

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To Councillors on the Committee

Councillor Henry Higgins (Chairman)
Councillor Adam Bennett (Vice-
Chairman)
Councillor Roy Chamdal
Councillor Darran Davies
Councillor Elizabeth Garelick
Councillor Gursharan Mand
Councillor Jagjit Singh

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Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
Phase II, Civic Centre, High Street, Uxbridge, UB8 1UW

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A brief guide to the Planning Committee meeting

About the Committee



Committee Members and Officers – The Planning Committee is made up of experienced Councillors who meet in public every month to make decisions on key planning applications. Advising them are Council Officers, primarily from the Planning Department, Democratic Services and Legal Services.

Other speakers – If a valid petition is received which refers the planning application to the Committee, the lead petitioner will be invited to attend and speak for up to 5 minutes. If the petition opposes the application, the applicant/agent may also address the meeting for up to 5 minutes also. This ensures both sides have their say. The Chairman may vary speaking times if there are multiple petitions on the same matter. Local Ward Councillors for the area where the application is may also speak for up to 3 minutes.

Broadcasting – the Planning Committee meetings are broadcast live on the Council's YouTube channel: [Hillingdon London](https://www.youtube.com/channel/UC...). This means anyone speaking at the meeting will be filmed and have their statements made public and recorded.

How the meeting works - an agenda, like this one, is prepared for each meeting, which comprises the officer reports on each application with a recommendation, e.g. approval / refusal. The agenda is published on the Council's website a week before the meeting. Matters with valid petitions will normally be taken at the beginning of the meeting. The procedure will be as follows:-

1. The Chairman will introduce the Committee and deal with administrative business at the start of the meeting.
2. The Chairman will then announce the reports on the planning application, usually in the order they are listed on this agenda.
3. The Planning Officer will introduce each report; with a presentation of plans and photographs on the large LED TV screens.
4. If there is a petition(s), the lead petitioner will speak, followed by the agent/applicant followed by any Ward Councillors;
5. The Committee may ask questions of the petition organiser or of the agent/applicant and Ward Councillor;
6. The Committee then discuss the application and may seek clarification from officers;
7. After considering all the information and representations received, the Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

How the Committee makes decisions

1. The Committee must make its decisions by having regard to legislation, policies laid down by National Government, by the Greater London Authority – under ‘The London Plan’ and Hillingdon’s own planning policies. The Committee must also make its decision based on material planning considerations and case law and material presented to it at the meeting in the officer’s report and any representations received.
2. Guidance on how Members of the Committee must conduct themselves when dealing with planning matters and when making their decisions is contained in the ‘Planning Code of Conduct’, which is part of the Council’s Constitution.
3. When making their decision, the Committee cannot take into account issues which are not planning considerations such as the effect of a development upon the value of surrounding properties, nor the loss of a view (which in itself is not sufficient ground for refusal of permission), nor a subjective opinion relating to the design of the property. When making a decision to refuse an application, the Committee will be asked to provide detailed reasons for refusal based on material planning considerations.
4. If a decision is made to refuse an application, the applicant has the right of appeal against the decision. A Planning Inspector appointed by the Government will then consider the appeal. There is no third party right of appeal, although a third party can apply to the High Court for Judicial Review, which must be done within 3 months of the date of the decision.

Agenda

Chairman's Announcements

- 1 Apologies for absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To receive the minutes of the previous meeting 1 - 8
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part I will be considered in Public and the items marked Part II will be considered in Private

Applications with a Petition

6	<p>Major App: Land at Yiewsley Library and Former Yiewsley Pool, Falling Lane and Otterfield Road</p> <p>76795/APP/2023/2503</p>	Yiewsley	<p>Formal Description: Demolition of existing Yiewsley Library Building and the erection of a new residential building on the Yiewsley Library site (Falling Lane) and the erection of a new mixed use building on the former Yiewsley Swimming Pool site (Otterfield Road), with a replacement library at ground floor level, residential uses above and new pedestrian access off of the High Street.</p> <p>Detailed Description: Demolition of existing Yiewsley Library Building and the erection of a 5-storey residential building, comprising 50 dwellings, with 28 undercroft parking spaces (13 for residential and 15 for use by Rabbsfarm Primary School). The Otterfield Road site proposes the erection of a 5-storey building, comprising 45 dwellings, with 25 car parking spaces (23 for residential and 2 for library users).</p> <p>Recommendations: Approve + Sec 106</p>	9 - 92
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7	Major App: 15 Green Lane, Northwood 68153/APP/2023/1895	Northwood	Section 73 application to vary condition 2 of planning permission ref: 68153/APP/2019/1319, dated 27-05-2020, (Redevelopment of site to erect a two storey building with a basement and accommodation at roof level to provide 12 residential units with associated works), to allow revisions to the parking arrangements on site, incorporating the removal of the basement and moving the car parking from the basement to the surface level (situated in front of the consented block) and associated external amendments to the site. Recommendations: Approve + Sec 106	93 - 122
8	Minor App: Cedar House, Vine Lane 12019/APP/2021/2298	Uxbridge	Proposed change of use from Office (Class B1) to Assisted Living Care Beds (Class C2) with internal and external alterations to include a new bin store and access ramp Recommendations: Approve + Sec 106	123 - 162
9	Minor App: Cedar House, Vine Lane 12019/APP/2021/2299	Uxbridge	Proposed change of use from Office (Class B1) to Assisted Living Care Beds (Class C2) with internal and external alterations to include a new bin store and access ramp (Application for Listed Building Consent). Recommendations: Approval	163 - 174
10	Minor App: 10 Norton Road 77809/APP/2023/1129	Uxbridge	Erection of a two storey side extension with pitch roof and single storey side and rear extension with pitch and flat roof. Recommendations: Approval	175 - 184

11	Minor App: 45 Frays Avenue 24351/APP/2023/2135	West Drayton	Demolition of existing bungalow and erection of two storey, 4-bed detached dwelling with habitable roof space (incorporating a rear dormer and front/side roof lights), parking and amenity space and installation of vehicular crossover to front. Renewal of expired planning consent under reference 24351/APP/2016/1304. Recommendations: Approval	185 214	-
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Applications without a Petition

12	Major App: Lord Adonis House, Harefield Academy, Northwood Way 17709/APP/2023/2673	Harefield Village	Demolition of former residential school and erection of academic building (Use Class F1) and ancillary structures including heat pump and substation enclosures, construction of a multi-use games area, revised vehicular access, landscaping, car and cycle parking and associated works. Recommendations: Approve + Sec 106	215 278	-
13	Major App: Hayes Bridge Retail Park, Uxbridge Road 1911/APP/2022/1853	Hayes Town	Demolition of existing buildings and erection of a single commercial building for employment purposes Class E(g)iii, B2 and B8, along with ancillary offices, gatehouse, associated infrastructure including; service yard, car parking, drainage and hard and soft landscaping. Recommendations: Approve + Sec 106	279 364	-
14	Major App: Land at Ainscough Cranes, Unit 84, Hayes Industrial Park 63099/APP/2023/1608	Hayes Town	The demolition of existing structures and redevelopment for Use Classes E(g)(iii), B2 and B8 (applied flexibly) including hard and soft landscaping, servicing and associated works. Recommendations: Approve + Sec 106	365 426	-

15	<p>Minor App: Northwood Hill Library, Potter Street</p> <p>8915/APP/2023/2709</p>	Northwood Hills	<p>Demolition of existing library and construction of a new mixed-use building comprising a replacement library and 9 x residential dwellings with car parking, cycle parking, waste storage and associated infrastructure</p> <p>Recommendations: Approve + Sec 106</p>	427 - 466
16	<p>Minor App: Civic Centre, High Street, Uxbridge</p> <p>14805/APP/2023/3035</p>	Uxbridge	<p>Installation of 2no. Air Source Heat Pumps (ASHPs) on the cooling tower roof, 1no. ASHP on the chimney roof with one thermal buffer, and 4no. ASHPS within the service yard surrounded by a 2.1m high, red metal louvre fencing and one thermal buffer. Replacement of existing timber beams and roof covering of the cooling tower roof. Installation of 9 steel beams to reinforce the existing steel frame in the plant room beneath the roof. On the chimney roof, the paving slabs and stilts will be removed to offset the load of the ASHP and thermal buffer on the supporting roof structure.</p> <p>Recommendations: Approval</p>	467 - 482

17	<p>Minor App: Civic Centre, High Street, Uxbridge</p> <p>14805/APP/2023/3037</p>	Uxbridge	<p>Installation of 2no. Air Source Heat Pumps (ASHPs) on the cooling tower roof, 1no. ASHP on the chimney roof with one thermal buffer, and 4no. ASHPS within the service yard surrounded by a 2.1m high, red metal louvre fencing and one thermal buffer. Replacement of existing timber beams and roof covering of the cooling tower roof. Installation of 9 steel beams to reinforce the existing steel frame in the plant room beneath the roof. On the chimney roof, the paving slabs and stilts will be removed to offset the load of the ASHP and thermal buffer on the supporting roof structure. Installation of secondary glazing and cavity wall insulation.</p> <p>Recommendations: Approval</p>	483 494 -
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Plans for the Hillingdon Planning Committee

TO FOLLOW

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Minutes

HILLINGDON PLANNING COMMITTEE

1 November 2023

Meeting held at Committee Room 5 - Civic Centre



	<p>Committee Members Present: Councillor Adam Bennett Councillor Roy Chamdal Councillor Darran Davies Councillor Elizabeth Garelick Councillor Henry Higgins Councillor Gursharan Mand Councillor Jagjit Singh</p> <p>LBH Officers Present: Katie Crosbie – Area Planning Service Manager Ed Laughton - Strategic Applications and PPA Manager Haydon Richardson - Principal Planning Officer Michael Briginshaw – Principal Planning Officer Chris Brady – Principal Planning Officer Dr Alan Tilly – Transport Planning and Development Manager Sehar Arshad – Legal Advisor Jimmy Walsh – Legal Advisor Steve Clarke - Democratic Services Officer</p>
1.	<p>ELECTION OF CHAIRMAN (<i>Agenda Item 1</i>)</p> <p>RESOLVED: That Councillor Henry Higgins was elected as Chairman of the Hillingdon Planning Committee for the remainder of the 2023/24 municipal year.</p>
2.	<p>ELECTION OF VICE-CHAIRMAN (<i>Agenda Item 2</i>)</p> <p>RESOLVED: That Councillor Adam Bennett was elected as Vice-Chairman of the Hillingdon Planning Committee for the remainder of the 2023/24 municipal year.</p>
3.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 3</i>)</p> <p>There were no apologies for absence.</p>
4.	<p>DECLARATIONS OF INTEREST IN MATTERS BEFORE THIS MEETING (<i>Agenda Item 4</i>)</p> <p>Councillor Roy Chamdal declared a non-pecuniary interest with regard to item 10 in that he knew the developer. Councillor Chamdal recused himself from the room for the duration of item 10 and did not take part in the vote.</p>
5.	<p>TO RECEIVE THE MINUTES OF THE MAJOR APPLICATIONS PLANNING COMMITTEE DATED 14 SEPTEMBER 2023 (<i>Agenda Item 5</i>)</p>

	RESOLVED: That the minutes of the meeting of the Major Applications Planning Committee dated 14 September 2023 be approved as a correct record.
6.	<p>TO RECEIVE THE MINUTES OF BOROUGH PLANNING COMMITTEE MEETING DATED 05 OCTOBER 2023 (<i>Agenda Item 6</i>)</p> <p>The Democratic Services Officer noted that an amendment was required to the minutes of the 05 October 2023 Borough Planning Committee meeting. Within minute number 40 (28 Jacks Lane) the petitioner mentioned a proposed 6-bed house, this should have read as a proposed 5-bed house. The Committee agreed that this should be amended in the minutes.</p> <p>RESOLVED: That the minutes of the meeting of the Borough Planning Committee dated 05 October 2023 be approved as a correct record subject to the agreed amendment.</p>
7.	<p>TO RECEIVE THE MINUTES OF MAJOR APPLICATIONS PLANNING COMMITTEE MEETING DATED 11 OCTOBER 2023 (<i>Agenda Item 7</i>)</p> <p>RESOLVED: That the minutes of the meeting of the Major Applications Planning Committee dated 11 October 2023 be approved as a correct record.</p>
8.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 8</i>)</p> <p>There were none.</p>
9.	<p>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED IN PUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE (<i>Agenda Item 9</i>)</p> <p>It was confirmed that all items were marked as Part 1 and would therefore be considered in public.</p>
10.	<p>2F BEACON CLOSE, UXBRIDGE - 78099/APP/2023/1735 (<i>Agenda Item 10</i>)</p> <p>Alterations to the existing house including the conversion of garage to habitable use and raising of garageroof height and erection of an attached 3-bedroom dwelling on land adjacent.</p> <p>Before the commencement of this item, Councillor Roy Chamdal recused himself from the room.</p> <p>Officers introduced the application and delivered a detailed presentation summarising the proposed development. Officers highlighted that the application was recommended for approval.</p> <p>A petition had been received objecting to the proposals. The lead petitioner had prepared a statement which was read out for the benefit of the Committee, key points raised in the statement included:</p> <ul style="list-style-type: none"> • The proposals would create a terrace of three houses instead of the existing one semi-detached structure on what was a quiet residential street.

- The design of the proposed new building was inconsistent with the street scene. The fact that a similar development had been approved in Salt Hill Close was deemed irrelevant as petitioners felt the street scene in Beacon Close was fundamentally different to that of Salt Hill Close.
- The PTAL rating of the site was low and therefore the absence of viable public transport would maximise future residents' reliance upon the use of private vehicles adding to the traffic volumes on Beacon Close.
- The site was immediately adjacent to the junction with Harefield Road; any increase in kerbside parking would therefore heighten the potential for road traffic accidents on the junction.
- It was stated that the applicant had already removed and pruned landscaping on the site which rendered officers proposed condition 14 unnecessary.
- The extent of the new development would leave minimal external garden amenity space for 2F and the new house.
- Noise, disruption and traffic arising from construction of the development would cause considerable nuisance to neighbouring properties in Harefield Road and Beacon Close.

The agent for the application had also submitted a statement which was read out for the benefit of the Committee. Key points raised in the statement included:

- On road safety issues, it was stated that the development had been discussed with the local highways authority who had confirmed that the distance between the new parking space and the junction was sufficient to avoid any safety issues.
- On restricted parking space size, it was stated that the parameters of the space were in keeping with highways standards.
- On the creation of terraced housing, it was noted that the design had been modified as requested so that the front projection matched the adjacent dwellings of 2E and 2F. The creation of a three dwelling terrace would now be in keeping with the existing terrace at 15 to 2D Beacon Close.
- On matters raised by the petitioner on the inconsistency of designs with neighbouring houses, it was stated that the new dwelling would have facing brick, white cladding, concrete roof tiles and white upvc windows and doors which would match the adjacent property.

A written statement had been prepared by Councillor Keith Burrows, Ward Councillor for Uxbridge. The statement was read out to the Committee, key points raised in the statement included:

- The Ward Councillor fully supported the petitioners' objections to the proposed development.
- It was highlighted that Salt Hill Close had little in common with Beacon Close.
- The Committee were requested not to go with officers recommendations and were encouraged to defer determination for a site visit to better understand the petitioners' objections and the implications that the proposals would have on residents of Beacon Close.

On matters of parking spaces, Highways officers confirmed that the provision of car parking conformed with the standards of the London Plan highlighting that each property would retain one car parking space each. Members agreed that there were good existing public transport links which would alleviate use of on street parking.

With regard to the concerns raised by petitioners in terms of disruption from

construction, officers highlighted that there was a condition requiring a construction management plan which would reduce any adverse impacts on neighbours. Members discussed construction delivery times to ensure minimal impact on neighbouring properties during the construction phase; officers confirmed that hours of construction work could be restricted through the condition to ensure work took place during social hours only. With regard to construction delivery times specifically, it was confirmed that there was an informative regarding noise and nuisance and that deliveries to the site could be restricted to after 8am.

On matters of inconsistency between proposals and the existing street scene, the Committee agreed that the proposals were in fact in keeping with other properties in the vicinity. Officers highlighted that the previously refused application on this site had been for a bungalow, since that refusal, two properties to the rear site had been granted planning permissions. It was confirmed that the proposals in front of Members were for a matching attached terraced property, similar to the property next door.

The officers recommendation, inclusive of the amendment agreed to the Construction Management Plan condition restricting delivery times, was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED:

- 1) That the application be approved;**
- 2) That the Construction Management Plan condition be amended to restrict deliveries to the site to after 08:00.**

11. **ROOFTOP AT POINT WEST 1040 UXBRIDGE ROAD - 24/APP/2023/2114** (*Agenda Item 11*)

Installation of four new microwave transmission dishes on braced support poles fixed to the face of the building and one new 150mm wide cable tray, alongside the removal of three existing microwave transmission dishes on freestanding support frames.

Councillor Roy Chamdal returned to the room at the commencement of this item.

Officers introduced the item and delivered a detailed presentation summarising the application. It was noted that resident concerns had been raised regarding possible adverse health impacts arising from the development; it was confirmed that an International Commission on Non-Ionizing Radiation Protection (ICNIRP) declaration certificate had been submitted in support of the application to ensure that it would be built and operated in a way that had no adverse Health impacts. Members attention was drawn to the addendum where it was also noted that a request had been made from a resident to consult the Office of Communications (Ofcom) on the validity of the declaration certificate however, it was highlighted that Ofcom were not a statutory consultee and were not involved in the determination of planning applications or assessing ICNIRP certificates. Officers deemed the development not to have any adverse health or visual impact, the application was recommended for approval subject to proposed conditions.

A petition had been received objecting to the application, the lead petitioner was present and addressed the Committee. Key points raised in their address included:

- Residents felt that the existing arrangement of telecommunications equipment on the roof top of Point West were unsightly, and they did not want any additional equipment installed.
- Concerns were raised regarding the safety of the proposals specifically highlighting the health impacts that the development would have on residents living in, and in close proximity to Point West, including as a result of close contact with electromagnetic frequencies.
- Further health concerns were raised with regard to microwave hearing and queries were made regarding evidence of microwave auditory limit testing at ground level. Exclusion zone diagrams for the combined radiation emitting equipment at the site had not been provided.
- Further issues regarding potential health impacts to nearby residents were raised as a concern, including nausea and sleep abnormalities as a result of the telecommunications equipment to be installed on the rooftop. It was stated that the extent of the impact on people's health could not be fully assessed with the level of information provided with the application.

A statement had been received from the agent for the application which was read out for the Committee. Key points raised in the statement included:

- Point West was a high-rise building, 31.7m tall, which already hosted a significant number of telecommunications installations, including existing transmission dishes belonging to the applicant. The building was not located in a conservation area nor was it of historic interest.
- It was highlighted that the National Planning Policy Framework (NPPF) considered the reuse of existing sites to be the best option when considering locations for telecommunications installations.
- The planning officer's report confirmed that the proposal would support the aims and objectives of the London Plan and the Local Plan as it would improve telecommunications coverage in the area.
- The applicant also intended to remove the three existing 0.6m transmission dishes on support frames, as the purpose of the proposal was to upgrade the existing network and maintain line-of-sight functionality and connection within the applicant's network.
- The extent of the visual impact of the development was deemed to be very limited relative to the scale of the building and the extent of equipment already there.

Officers highlighted what had been included in the addendum regarding NPPF guidance in that local planning authorities "must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure". Members sympathised with petitioners but highlighted that the Committee had to consider material planning matters when determining applications, it was noted that the Council would be unlikely to win should the application be refused and subsequently go to a Planning Inspectorate appeal.

The Committee clarified the proposed removal of three telecommunications dishes to be replaced by four telecommunications dishes, leaving a net gain of one dish. Members discussed the role of ICNIRP guidelines noting that they did not guarantee that the development would have no adverse health impacts. Due to the position of the dishes and the existing equipment installed ensuring that the proposals would not add

any significant additional visual harm, the Committee were generally in agreement with the officer's recommendations. The officer's recommendations were moved, seconded, and when put to a vote, approved with six votes for and one vote against.

RESOLVED: That the application be approved as per the officer's recommendation.

12. **MERCK SHARPE DOHME (MSD) SITE OFF BREAKSPEAR ROAD SOUTH - 72870/APP/2022/3126** (*Agenda Item 12*)

Retention and demolition of existing buildings, construction of new buildings, all within Use Class B8 with ancillary uses, alongside hardstanding, widening of the vehicular access off Breakspear Road South, associated car and cycle parking, enhanced landscaping and ancillary works.

Officers introduced the application and delivered a comprehensive presentation summarising the proposals. It was noted that, should the application not be determined by the Greater London Authority therefore obliging Hillingdon as the Local Planning Authority determining the application, that the application was recommended for approval subject to conditions and a Section 106 agreement.

The committee commended the incredibly thorough officer report. Members discussed the merits of the application which, although it was on green belt land, would reduce the footprint and volume of the buildings on site. The Committee discussed landscaping, particularly screening of the site during autumn and winter when landscaping and trees would be less effective at screening. The Committee highlighted that the Urban Design Officer had recommended a reduction of the storage heights on site to three metres to avoid storage areas being seen from the surrounding countryside during winter months; however it was noted that officers had conducted lengthy negotiations with the applicant and it was deemed that the proposed heights were the minimum heights that would make the operation viable, officers noted that there was a significant level of existing screening through landscaping and although there would be seasonal variation to this, it was deemed to consist a considerable level of screening.

Officers also confirmed that HS2 Ltd had been consulted on the proposals and no objections had been raised. Additionally, it was confirmed that any waste concerns would be covered by condition 30, the Delivery, Servicing and Waste Management Plan.

Members were supportive of the air quality contribution highlighted in the report and sought to ensure that lighting levels were appropriate on site so as not to disrupt wildlife and that lighting levels were minimised when the site is not in use. Further to this, the Committee sought to add an informative ensuring that HGVs leaving the site did not go through Harefield Village and instead headed towards the A40.

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

RESOLVED:

- 1) That the application be approved as per the officer's recommendation;**
- 2) That a lighting condition be added ensuring that levels were mitigated to**

	<p>minimise disruption to wildlife; and, 3) That an informative be added notifying site operators that HGVs leaving the site were not to proceed through Harefield Village.</p>
13.	<p>579-583 UXBRIDGE RD - 72470/APP/2023/747 (<i>Agenda Item 13</i>)</p> <p>An application submitted under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 (Approved Drawings) and 3 (General Compliance with Supporting Documentation) of planning permission reference 72470/APP/2016/4648, dated 02-10-2019, for the demolition of 3 dwellinghouses and redevelopment of the site to provide residential accommodation within 2 new buildings with associated access, parking, landscaping and amenity space. The amendment sought is to increase the number of dwellings by two, amendments to the vehicle and cycle parking provision.</p> <p>Officers introduced the application and delivered a detailed presentation summarising the application. Members attention was drawn to the addendum which proposed an amendment to condition 12 to secure a policy compliant level of accessible units. The application was recommended for approval subject to the proposed conditions.</p> <p>Members noted the PTAL rating of three for the site and sought clarification on the provision of car parking spaces for the development. Officers confirmed that the primary planning permission for this development would have been approved under the Local Plan parking standards which would have sought for a maximum parking allowance of one space per unit, however, officers now referred to the London Plan standards which were significantly less than the Local Plan standards. TfL had commented that the new application effectively generated a new planning permission, therefore they would like to see a further decrease in the number of parking spaces; officers had deemed this an unreasonable burden to place on the developer as the number of parking spaces had already previously been approved.</p> <p>The Committee highlighted that although there was a lack of garden amenity space on site, there were parks and green spaces very nearby. Officers recommendations, inclusive of the amendment to condition 12 highlighted in the addendum, were moved, seconded, and when put to a vote, unanimously approved.</p> <p>RESOLVED: That the application be approved as per the officer's recommendations.</p>
	<p>The meeting, which commenced at 7.00 pm, closed at 8.35 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Democratic Services - democratic@hillington.gov.uk. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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