

Minutes

Central & South Planning Committee

Tuesday, 8 June 2010

Meeting held at Committee Room 6 - Civic Centre,
High Street, Uxbridge UB8 1UW



HILLINGDON
LONDON

	<p>Members Present: Councillors John Hensley (Chairman) Judith Cooper (Vice-Chairman) Mike Bull Paul Buttivant Brian Stead Janet Duncan June Nelson</p> <p>Officers Present: James Rodger Nigel Bryce Matthew Duigan Manmohan Ranger Sarah White Gill Brice</p> <p>Also Present: Cllr Neil Fyfe Cllr Lynne Allen</p>	
1.	<p>Apologies for Absence</p> <p>Apologies had been received from Councillor Peter Curling with Councillor June Nelson substituting.</p>	
2.	<p>Declarations of Interest in matters coming before this meeting</p> <p>Councillor John Hensley declared a personal and prejudicial interest in Item 12 – Data Centre Building, Brunel University, Kingston Lane, Hillingdon - as an Ex Don and Academic Adviser to Brunel University.</p> <p>Councillor Paul Buttivant declared a personal and prejudicial interest in Item 9 – Hayes Gate, 27 Uxbridge Road, Hayes as he knew the applicant.</p>	
3.	<p>Matters that have been notified in advance or urgent</p> <p>There were no items notified in advance as urgent.</p>	

4.	<p>To confirm that the items of business marked Part 1 will be considered in Public and that the items marked Part 2 will be considered in private</p> <p>It was confirmed that all items marked in Part 1 would be considered in public and items marked in Part 2 were considered in private.</p>	
5.	<p>FORMER HAYES STADIUM, JUDGE HEATH LANE, HAYES</p> <p>Application to vary condition 5 (to allow for revisions to the siting, layout and design; layout and design of the Homezone, highways, car parking layout; and amenity space provision) of planning permission ref: 49996/APP/2008/3561 dated 27/08/2009 for the redevelopment of the site to include demolition of existing buildings; Erection of 261 new residential units (consisting of 165 flats and 96 houses); Landscaping incorporating open spaces, tree planting and play space; Provision of energy efficient and renewable energy technology; Vehicular and cycle parking; and retention of vehicular access off Judge Heath Lane.22/12/2009</p> <p>49996/APP/2009/2766</p> <p>Officers added an additional informative for details to be submitted as part of condition 10, of any features proposed for the pond. Members agreed to the addition of this informative.</p> <p>A member asked for the condition on the addendum sheet in regards to antenna, masts, poles, satellite dishes etc. be amended to state 'should not be placed anywhere on the flats without the consent of the Local Planning Authority'. The amendment was agreed by the committee.</p> <p>In answer to an issue raised in relation to Permitted Development rights officers advised that condition 17 could be amended to cover all forms of extensions and alterations to roofs. The committee agreed that condition 17 be amended as suggested by the officer.</p> <p>A member asked whether it would be possible to add a condition seeking the designation and allocation of parking spaces.</p> <p>Officers advised that as this was a planning related issue, which had been approved last year, as this application was not proposing any significant changes, this would be unreasonable. It was suggested that an informative be added to refer the applicant to condition 40 in relation to the parking, that not more than 2 parking spaces should be allocated to any unit. The committee agreed the addition of the informative.</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce</p>

The committee raised concerns about the condition 39 in relation to the vehicle charging points. It was asked that an informative be added to highlight the importance of additional points being located in positions easily accessible to the residents of the flats. The committee agreed to the informative being added.

In answer to an issue raised in relation to the impacts of vibration officers advised that condition 16 could be amended to seek measures to prevent damage or adverse impact. Members agreed to condition 16 being amended.

The recommendation with the amendments made by the committee was moved, seconded and on being put to the vote was agreed.

That the application be determined by the Head of Planning and Enforcement under delegated powers, subject to the completion of a Deed of Variation to planning permission 49996/APP/2008/3561 to be entered into to provide for the following obligations:

1. That the application be referred to the Mayor under Article 5 of the Town and Country Planning (Mayor of London) Order 2008.

2. That the application be referred to the Secretary of State as a departure from the provisions of the Development Plan.

3. That the Council enter into a legal agreement with the applicants under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) or other appropriate legislation to secure:

(i) A financial contribution of £99,518 for healthcare facilities and places.

(ii) A financial contribution of £586, 484 (including secondary school contribution provided for as part of this varied scheme) for education facilities and places

(iii) A financial contribution of £12,485 towards library provision.

(iv) A financial contribution of £35,000 towards employment/construction training initiatives

(v) A financial contribution of £30,000 towards bus shelter upgrading

(vi) The submission of a Travel Plan (effective for a minimum period of 10 years), including a bond of £20,000.

(viii) Provision of affordable housing equivalent to 34% of the total number of habitable rooms, which shall be reflected in the revised schedule table.

<p>6.</p>	<p>(ix) To retain the existing sports hall until the earlier of (a) a date of two years from the completion date of the sale of the sports hall or (b) such time as Botwell Green Leisure Centre facilities have been provided and are open to the public.</p> <p>(x) The applicants pay a sum £5000 for compliance, project management, administration and monitoring of the completed planning (and/or highways) agreement(s)</p> <p>4. That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.</p> <p>5. If the S106 Agreement has not been finalised within 6 months, the application is to be referred back to the Planning Committee for determination at the discretion of the Director of Planning and Community Services.</p> <p>6. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.</p> <p>7. That subject to the Secretary of State not calling in the application and the Mayor not directing the Council under Article 6 of the Town and Country Planning (Mayor of London) Order 2008 to refuse the application, or issue a direction under Article 7 of the Order that he/she is to act as the local planning authority for the purpose of determining the application, and on the completion of the S106 Agreement, the application be deferred for determination by the Head of Planning and Enforcement under delegated powers.</p> <p>8. That if the application is approved, the conditions and informatives set out in the officer's report and the addendum sheet circulated at the meeting be attached with condition 17 being amended and an additional condition and informative added as follows:-</p> <p>Amend condition 16 by adding "(vii) Measures to manage, control and prevent damage or adverse impacts on amenity as a result of vibration."</p> <p>Amend condition 17 by inserting the words "no extension (including any extension to a roof including insertion of any skylight) to" between the words "no extension" and "any dwelling houses"</p> <p>Amend the new condition in addendum (pg 1) by replacing the words "atop of the building here by approved." with "on the roofs and walls of the blocks of flats hereby approved."</p>	
------------------	---	--

	<p>Add new informative advising that any water features that might be proposed within the pond areas, including any fountains should form part of the landscaping details to be approved under condition 10.</p> <p>Add new informative advising that the need for provision of electric vehicle charging points as required under condition 39 is most pressing for flatted development and as such any additional charging points should be located as to be easily used by residents of flats.</p> <p>Add new informative advising that with regard to condition 40, you are advised that there are not to be more than 2 car parking spaces allocated per dwelling.</p>	
7.	<p>FORMER MOD DOCUMENT RECORD OFFICE, BOURNE AVENUE, Hayes</p> <p>Reserved matters (details of access, appearance, landscaping, layout and scale for two units with ancillary offices and associated car parking including an overflow car park) in compliance with condition 3 of planning permission ref:18399/APP/ 2005/3415 dated 02/03/2006 (Variation of conditions 2, 3, 7, 8, 10, 11, 13, 20, 21, 22, 26, 29 and 30 (to allow separate phased submissions of details relating to residential and employment components of the development) of outline planning permission ref:18399/APP/2004/2284 dated 19/08/2005: Redevelopment of the site for a mixed-use development.) 10/03/2010</p> <p>18399/APP/2010/545</p> <p>A member raised concerns about the possibility of a mezzanine floor being added and windows facing the residential properties at a future date. It was asked whether a condition could be added to ensure that this could not be done without permission being granted.</p> <p>Officers stated that a condition could be added if this was the wish of the committee. It was moved, seconded and agreed that an additional condition be added on mezzanine floors and no windows facing the residential properties.</p> <p>The recommendation with the additional condition was moved, seconded and on being put to the vote was agreed.</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce</p>

	<p>Resolved</p> <p>That subject to no objections being received from Crossrail, delegated powers be given to the Head of Planning and Enforcement to grant planning permission subject to the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting, and any conditions and/or informatives which may be required by Crossrail and an additional condition added as follows:-</p> <p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of Unit D hereby approved facing East.</p> <p>REASON To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).</p>	
8.	<p>SOUTHALL GAS WORKS, HAYES BY PASS</p> <p>Demolition of 16-32 The Crescent (all properties); 1-11 (odd) Randolph Road; remediation of the land and redevelopment of the site to deliver a mixed use development for up to: 320,000sq of residential, up to 14,200sqm for non-food retail, up to 5,850sqm of food retail, up to 1,750sqm of Class A2-A5 uses, up to 9,650sqm of hotel, up to 3,000sqm of conference and banqueting, up to 4,700sqm of leisure forming a cinema, up to 2,550sqm of health care facilities, up to 3,450sqm of education facilities, up to 3,500sqm of office/studio units, up to 390sqm of sports pavilion, an energy centre and associated car, coach and cycle parking, landscaping, public realm, open space and children's play space; and full details submitted (layout, scale, appearance and landscaping) for the following accesses: Pump Lane Link Road New access road from the Hayes bypass to the Application Site for vehicle, cycle and pedestrian access, including drainage and a flood relief pond. Eastern Access New access road from Southall centre to the site, including land currently occupied by properties on The Crescent. Minet Country Park Footbridge Central pedestrian and cycle access to the Minet Country Park, bridging over the Canal and Yeading Brook. Springfield Road Footbridge Northern pedestrian and cycle access to Minet County Park and Springfield Road. Widening of South Road across the railway line - Widening of south road over the railway line for the creation of a bus lane. Accesses onto Beaconsfield Road (Outline Application with full details of accesses).</p>	Action By:

	<p>2. That the officers be authorised to negotiate and agree detailed terms of the proposed agreement.</p>	
<p>9.</p>	<p>4814/APP/2009/430</p> <p>The Legal Officer asked members to add an additional Head of Term as it had been agreed with the applicants that they would meet the cost of the S106 agreement up to a cost of £4,000.</p> <p>In answer to an issue raised in relation to the remediation of contaminated land within Hillingdon, officers advised that funding was only being provided for this to be undertaken in Ealing. A request was made for funding but the Mayor of London did not agree resources for Hillingdon.</p> <p>Officers further stated that there was still a number of issued under discussion including the impact of the proposal on the surrounding road network.</p> <p>The recommendation was moved, seconded and on being put to the there were 4 in favour and 2 abstentions. The recommendation was therefore agreed with the additional Head of Term added.</p> <p>Resolved</p> <p>1. That delegated power be given to the Head of Planning and Enforcement to conclude the proposed Section 106 agreement to secure the following:</p> <p>(i) A financial contribution of £1,840,000 towards implementation of mitigation measures and capacity enhancements to Minet Country Park;</p> <p>(ii) A financial contribution of £821,118 towards the improvement of local secondary education provision;</p> <p>(iii) A financial contribution of £50,000 towards the implementation of air quality monitoring;</p> <p>(iv) On-site employment skills training program and a commitment to a Local Labour Scheme;</p> <p>(v) Off site highways works;</p> <p>(vi) Management of a pooled fund to cover the cost of unanticipated highways mitigation measures.</p> <p>(vii) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs up to a maximum of £4,000 in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.</p>	

<p>10.</p>	<p>HAYES GATE HOUSE, 27 UXBRIDGE ROAD, HAYES -</p> <p>Change of use of ground floor from Class B1 (offices/light industry) to wholesale cash and carry with ancillary restaurant/canteen.</p> <p>2385/APP/2009/2613</p> <p>In introducing the report officers advised that they had today received a letter from the applicant looking to address the reasons for refusal in the report. The letter was attached to the addendum sheet. Officers have given consideration to the information contained in the letter and it does not change the view of officers and refusal as set out in the report was still recommended.</p> <p>The Highways Engineer advised members that in regard to the comments made in relation to Transport for London. The additional information TFL had requested had not been provided by the applicant.</p> <p>A Ward Councillor addressed the meeting making the following points:-</p> <ul style="list-style-type: none"> • Support residents on their concerns in regard to the traffic implications of the proposal • Use as proposed is a concern as it was felt it would increase the number of people visiting the site. • Residents currently live in harmony with businesses in the area and this proposal was a step too far. <p>In answer to an issue raised in relation to whether there should be an additional reason for refusal added in relation to disability provision or storage, officers advised that as this could be dealt with by condition and not used as a reason for refusal. The reasons for refusal focus on the most critical issues.</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved</p> <p>That the application be Refused for the reasons set out in the officer's report.</p>	<p>Action By:</p>
<p>11.</p>	<p>LAND FORMING PART OF 1 WELWYN WAY, HAYES -</p> <p>Two storey one-bedroom end-of-terrace dwelling with associated parking and amenity space.</p> <p>65550/APP/2010/350</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce</p>

In accordance with the Council's Constitution a Ward Councillor addressed the meeting on behalf of the petitioners, the agent was not present at the meeting.

The Ward Councillor addressed the meeting and made the following points:-

- The users of the Scout Hut had not been consulted on the application.
- The plans do not show the existing garage facing the original house.
- The road to the side of the proposed house leads to a Scout Hut, which is in constant use by Brownies, Scouts and Beavers and during the day for a nursery. As this road is used by approximately 150 people per day, there are concerns around Safety.
- The Hall used by the Scout Hut is hoping to extend, which means there would be an increase in the numbers using the access road.
- Parking is already an issue for the Scout Hut and the allotment site close by.
- The Scout Hut only has 4 -5 spaces and manouvering is difficult within the site.
- The proposed parking space does not have sufficient sight lines to enable safe access putting pedestrians at risk.
- The parking space provided would not be accessible due to the location of the street light.
- The proposed dwelling would detract from the street scene, is in a prominent position and would be out of character with the surrounding area.

In answer to the issue raised in relation to the visibility splays officers advised that a condition had been included to ensure that there were sufficient site lines for safe access. There was an existing access currently in use.

A member stated that the photographs showed that the existing properties had a cranked roof. It was asked that the proposal should retain this feature.

Officers advised that this could be asked for by a condition. The committee agreed to add a condition that prior to development details of a cranked roof was required.

Concerns were raised in relation to the proposed new dwelling once built being subdivided to add an additional bedroom can a condition be added to state that no sub division should take place.

Officers advised that there would be no problem in attaching such a condition. The committee agreed that a condition be added that there should be no sub division of the unit, to form a two bedroom property.

In answer to an issue raised in regard to the Scouts not been consulted members were informed that a letter was sent out on 24 March 2010.

Concerns were raised in relation to the location of the street lighting column, which would be a critical issue in regards to accessing the parking space for the new dwelling.

Officers advised that one of the conditions required the details of the crossover needed to be provided. If this was not able to be done due to the position of the street light, the applicant would have to pay to have this moved.

Clarification was sought on whether the parking space would adequately accommodate a standard family car.

Officers advised that parking space meets the Councils standards.

Officers informed the committee that conditions 6, and 7 need to be amended to ensure they referred to both the existing and new dwellings.

The recommendation with condition 6, 8 and condition added in the addendum (bottom of page 6) and an additional two conditions being added was moved, seconded and on being put to the vote was agreed.

Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer’s report, addendum sheet circulated at the meeting and an additional condition added as follows:-

Add new condition:

No development shall take place, until details of a revised roof form, which reflects the predominant 'cranked' form of roof in the locality has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be undertaken in accordance with the approved plans and details and maintained for the life of the development.

REASON:

To ensure that the shape of the proposed roof harmonises with the existing street scene and compliments the character of the area in accordance with policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Add new condition:

The new dwelling hereby approved shall be used solely as a 1 x one bedroom dwelling and not subdivided to create additional bedrooms or used for any other purpose.

REASON

To ensure that the premises are not subdivided or used more intensively without the prior written permission of the Local Planning Authority in the interests of the character of the area and the amenities of the occupiers of neighbouring residential properties and to accord with policy BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Amend condition 6 by replacing the words "the development" with the words of "either of the dwellings"

Amend condition 7 by replacing the words "any dwellinghouse(s)" with the words "either of the dwellings hereby approved" and by inserting the words "on either of the properties the development" between the words "outbuilding(s)" and "shall"

Amend condition added in the addendum (bottom of page 6) to insert the following:

The vehicular access and car parking arrangements servicing both dwellings hereby approved shall be implemented in accordance with the approved details before occupation of the development, and there after retained, maintained and used for no other purpose, for the life of the development.

REASON:

To ensure that adequate access and parking arrangements are provided for the development and to accord with policies AM7 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

<p>12.</p>	<p>69 RALEIGH AVENUE, HAYES</p> <p>Erection of a single storey rear extension (involving demolition of part existing extension) (Part retrospective application.)</p> <p>26561/APP/2009/2669</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Members raised concerns about the extension at 65 & 67 Raleigh Avenue as shown in the photographs and asked officers to pass ask the Enforcement Team to Investigation as to whether the extensions had the benefit of planning permission.</p> <p>Resolved – That the application be Approved, subject to the conditions set out in the officer’s report and addendum sheet circulated at the meeting</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce</p>
<p>13.</p>	<p>DATA CENTRE BUILDING (ANTONIN ARTAUD), BRUNEL UNIVERSITY, KINGSTON LANE, HILLINGDON</p> <p>Installation of Supply Generator and associated fuel tank.</p> <p>532/APP/2010/509</p> <p>In answer to an issue raised in relation to the location of the generator and fuel tank to the boundary trees, officers advised that there were conditions requiring protective measures included in the report.</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer’s report and addendum sheet circulated at the meeting.</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce</p>
<p>14.</p>	<p>6 Elm Lawn Close, Uxbridge - 25819/APP/2010/179</p> <p>Part two storey, part single storey side and rear extension and conversion of roof space to habitable use to include 3 rear, 3 side and 1 front rooflight involving demolition of existing single storey outbuildings to rear (Part Retrospective application).</p> <p>25819/APP/2010/179</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce</p>

Officers advised that condition 1 needed to be amended to replace '1 year' with '4 months'.

A member asked for a condition to be added to ensure that the 2 parking spaces currently provided, remained and were retained for so long as the development was in existence. The inclusion of the condition was agreed by the Committee.

Concerns were raised in regard to the property being large and asked if a condition should be added to restrict Permitted Development rights.

Officers suggested that the wording of such a condition be deferred to enable officers to look at what further development under pd rights could be undertaking. The wording of the condition was to be agreed by the Chairman and Labour Lead. The committee agreed to the condition being added.

A member raised concerns about the overlooking that may occur from the roof lights and asked if condition 6 could be amended to ensure this did not happen.

Officers advised that condition 6 could be amended to insert 'including any roof lights. The amendment of this condition was agreed by the committee.

The recommendation with the additional two conditions was moved, seconded and on being put to the vote was agreed.

Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer's report, addendum sheet circulated at the meeting and amendments made at the meeting as follows:-

Amend the title of condition 1 by replacing "3 years" with "4 months"

Amend condition 6 by inserting the words "including any roof lights" between the words "roof slopes" and "facing"

"9. The premises shall be used solely as a single dwelling and not subdivided or used for any other purpose.

REASON

To ensure that the premises are not subdivided or used for multiple occupation without the prior written permission of the Local Planning Authority in the interests of the character of the area and the amenities of the occupiers of neighbouring residential properties and to accord with policy BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)."

	<p>Add the following condition:</p> <p>Two car parking spaces are to be provided on the site and allocated for the sole use of the occupants prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.</p> <p>REASON To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).</p> <p>Add the following condition</p> <p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension to or creation of any dwellinghouse, balcony garage, shed or other outbuilding, fences, gates or walls or changes to the external appearance (including alterations to fenestration) shall be carried out without the grant of further specific permission from the Local Planning Authority.</p> <p>REASON So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with policy BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).</p>	
15.	<p>Enforcement Report</p> <p>Resolved – That this application be deferred to enable officers to provide additional information.</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce</p>
16.	<p>Enforcement Report</p> <p>Resolved – That this application be deferred to enable officers to provide additional information.</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce</p>
	<p>The meeting, which commenced at 7.00 p.m., closed at 9.44 pm.</p>	

These are the minutes of the above meeting. For more information on any of the resolutions please contact Gill Brice on 01895 250693. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.