

Minutes**Central & South Planning Committee**

Tuesday, 13 December 2011

**Meeting held at Committee Room 5 - Civic Centre,
High Street, Uxbridge UB8 1UW**

HILLINGDON
LONDON

	<p>Members Present: Councillors John Hensley (Chairman) Judith Cooper (Vice-Chairman) Janet Duncan Neil Fyfe Roshan Ghei Dominic Gilham Brian Stead Michael White</p> <p>Officers Present: James Rodger - Head of Planning, Trading Standards & Environmental Protection Nikki Deol – Legal Advisor, Matt Duigan – Team Manager – Central & South Team Manmohan Ranger – Highways Engineer Gill Brice – Democratic Services</p> <p>Also Present Councillors Lindsay Bliss and John Major.</p>	
180.	<p>Apologies for Absence</p> <p>Apologies had been received from Councillors Wayne Bridges and Robin Sansarpuri with Councillors Michael White and Roshan Ghei substituting.</p>	<p>Action By:</p> <p><i>Gill Brice</i></p>
181.	<p>Declarations of Interest in matters coming before this meeting</p> <p>Councillor Judith Cooper declared a personal and prejudicial interest in Item 6 – Whitehall School, Cowley Road, Uxbridge as she lived close to the site and left the meeting whilst the item was discussed.</p> <p>Councillor Dominic Gilham declared a personal and prejudicial interest in Item 19 – Lane rear of 22, 22A and 24 Dickens Avenue, Hillingdon as he had been in contact with the objectors of the application and left the meeting whilst the item was discussed.</p> <p>Councillor Roshan Ghei declared a personal and prejudicial interest in Item 15 – 14 Yeading Lane, Hayes as he had been in contact with the supporters of the application and left the meeting whilst the item was discussed.</p>	<p>Action By:</p> <p><i>Gill Brice</i></p>

182.	<p>To sign and receive the minutes of the previous meeting held on 14 November (attached) and 22 November (to follow)</p> <p>The minutes of the meetings held on 14 and 22 November 2011, were agreed as a correct record and signed by the Chairman.</p>	
183.	<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 would be heard in public.</p>	
184.	<p>WHITEHALL SCHOOL, COWLEY ROAD, UXBRIDGE 4341/APP/2011/2523</p> <p>Construction of a new 8 classroom two storey block to centre of existing site, including removal of existing temporary building; construction of new Multi Use Games Area on existing playing field area; provision of temporary decant accommodation, which will be removed upon completion of 8 classroom block; single storey extension to Junior School to form new kitchen and ancillary spaces; minor internal modifications to Infants School to provide additional WC facilities and storage; alterations to car parking layout; provision of new pedestrian access via Whitehall Road; and ancillary development.</p> <p>Officers introduced the report and advised the committee that the Environment Agency had withdrawn their objection subject to an additional condition being added on surface water run off.</p> <p>In accordance with the council's constitution a representative of the two petitions objecting to the proposal and the agent addressed the meeting.</p> <p>The petitioners objecting made the following points:-</p> <ul style="list-style-type: none"> • There were a number of errors in the report. • We know the school had to expand but it should be done for the benefit of the children. • The architect producing the plans had not listened to the representations made by the school. • There were concerns over the front entrance as no options had been given, would rather keep the existing entrance. • The parking scheme would not be sufficient as there would be 20 additional staff required for the new classrooms. • This was a confined space and was not big enough for what was being proposed. It had been asked that the kitchen be moved and made smaller. 	<p>Action By:</p> <p><i>James Rodger Matt Duigan</i></p>

- The materials to be used for fencing and path surfaces had not been seen.
- There were major highway issues and concerns over the cycle storage being at the Whitehall entrance. This would mean that cyclists would have to cycle through the school to access this storage
- There was a need to safeguard the community for the future, which was diverse.
- An alternative plan had been put forward, which the school had paid for. This plan expanded the hall and made a smaller kitchen.
- The plan in front of the committee would not work.
- The issue in regards to the access from Whitehall Road needs to be looked at further to ensure a safe environment for the pupils.
- Cowley Road and the Greenway were already heavily congested.
- Four mature trees at the front of the site would have to be removed.
- There were concerns over the fire regulations.
- The report stated that there were great crested newts in the pond this was not true.
- There needed to be space for children to play and good learning space.
- There had been no notes of meetings produced of the meetings that had taken place with the agent.
- It was not known whether there was asbestos in the school and whether it needed to be shut for its removal.
- There had been no feasibility study done on the access from Whitehall Road.
- There needed to be more work undertaken on how the CCTV and security would be managed.

The petitioners were advised that Fire Regulations were Building Control issues and would need to be approved before the development could be used.

The agent made the following points:-

- There was a requirement for additional pupil places.
- The construction project needed to provide the places for September 2012.
- Additional re-modelling of the toilet block had been undertaken.
- The draft plans were re-visited last year.
- The car parking scheme had to be balanced.
- The kitchen size meets the required building guidance.

- The cycle storage meets planning policy and details of the best solution could be looked at further to take on board the concerns that had been raised.
- The pre-construction F10 had not changed.
- The fire escape for the temporary accommodation would be to the rear.
- The MUGA would be fenced and met the requirements of Sport England.

In answer to an issue raised in relation to the entrance form Whitehall Road Officers advised that the access officer was happy with the access.

A member raised concerns in relation to there being a number of issues that had not been resolved with the school, especially in relation to the drop off point and vehicle access at the Cowley Road entrance.

Officers advised that this was a good scheme and there were no planning reasons to refuse the application. It was suggested that as there were concerns about vehicles accessing the waiting zone the traffic management strategy condition be amended to restrict vehicular access.

A member asked why the use of the MUGA was being restricted to Monday to Friday as the school may wish to use these for events at weekends.

Officers advised that if the MUGA was open for wider community use this may require floodlighting to be installed. It was not the aim to restrict the use of the MUGA and if required outside of the hours set out in the condition a variation to the condition could be sought.

The recommendation with the traffic management strategy condition being amended and an additional Environmental Agency condition 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 and addendum sheet circulated additional condition provided by the Environment Agency and amended Traffic Management Condition as follows:-

	<p>Amended Traffic Management Condition</p> <p>Prior to occupation of the development hereby approved, a Traffic management Plan shall be submitted to and approved in writing by the Local Planning Authority. The traffic Management Plan shall detail measures, including mean to prevent vehicular access (other than for deliveries and disabled parking) to the parent waiting zone (as shown on plan 611547-10-20 P3), signage, marshalling, etc, which will be put in place to manage traffic and minimise the impact of the development on Cowley Road and Whitehall Road, particularly close to the schools main access points, during peak pick-up and drop-off times. The approved plan shall be implemented and shall remain in force for the lifetime of the development.</p> <p>REASON In the interests of highway and pedestrian safety in accordance with Policy AM7 if the Hillingdon Unitary Development Plan Saved Policies (September 2007).</p> <p>During the consideration of this item the Fire Alarm was activated and the committee and public had to vacate the building. The meeting was adjourned at 8.00 p.m. and re-adjourned at 8.15 p.m.</p>	
185.	<p>420 BATH ROAD, SIPSON 2985/APP/2011/2281</p> <p>Reserved matters (details of landscaping) in compliance with condition 2 of application ref. 2985/APP/2010/2988 to vary Condition 3 (The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority) of outline planning permission ref: 2985/APP/2009/680 dated 26/06/2009 (Erection of 400 bedroom 5 storey hotel with associated parking) to enable minor alterations to external elevations and internal floor plans.</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.</p>	<p>Action By:</p> <p><i>James Rodger Matt Duigan</i></p>

<p>186.</p>	<p>FIRST FLOOR, WORLD BUSINESS CENTRE, NEWALL ROAD, HEATHROW AIRPORT 50498/APP/2011/2703</p> <p>Change of use of 931sqm (10,025 sq.ft) internal floorspace on the first floor from directly related airport office to general office (Use Class B1) for use by Ascend / Reed Business Information Ltd.</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><i>James Rodger Matt Duigan</i></p>
<p>187.</p>	<p>LONG HAUL CATERING BASE, SCYLLA ROAD, HEATHROW 50270/APP/2011/2570</p> <p>Application to vary the following conditions: 5 (plans), 8 (ratio of car parking), 12 (parameters), 14 (energy), 15 (traffic arrangements), 16 (boundary treatment), 17 (samples), 18 (landscaping), 19 (construction management), 20 (levels), 21 (disabled access), 22 (refuse), 23 (security), 24 (CCTV), 26 (cycle parking), 27 (landscape maintenance), 30 (rainwater harvesting), 32 (contamination), 33 (ecology), 41 (external storage) of planning permission ref: 50270/APP/2011/1422: ((A) Detailed planning permission for 10,194 sq.m of commercial floorspace (B1c/B2/B8 Use Classes) on Plot 3 including a new access from Scylla Road and associated car parking, landscaping and ancillary works. (B) Outline planning permission (all matters reserved) for development to provide up to 6,294 sq.m (GEA) of flexible B1c/B2/B8 floorspace for Plot 1 and up to 8,163 sq.m (GEA) of flexible B1c/B2/B8 floorspace for Plot 2 with associated car parking, landscaping and ancillary works (Hybrid Application)).</p> <p>Officers advised the committee that additional plans had been received, which were shown on the addendum sheet but asked that the amended drawing number ? be deleted.</p> <p>The recommendation with the amendments was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved :</p> <p>That the application be determined by the Head of Planning, Consumer Protection, Sport and Green Spaces under delegated powers, Subject to the completion of a Deed of Variation to the legal agreement associated with planning</p>	<p>Action By:</p> <p><i>James Rodger Matt Duigan</i></p>

permission 50270/APP/2011/1422 for the following obligations:

i) Construction Training: Either an onsite training provision or a cash contribution equal to £2,500 for every £1 million build cost is to be delivered during the construction phases of the development. This obligation is to be delivered as each phase of the development is progressed.

ii) Employment Training: a financial contribution of £50,000 for the purposes of employment training in the borough.

iii) Public Realm: a financial contribution of £20,000 for off-site landscaping adjoining the river and the development site (this is for the entire development).

iv) Air Quality: a financial contribution of £25,000 towards air quality monitoring initiatives in the locality (this is for the entire development).

v) Travel Plan: 10 Year Green Travel Plans for each phase of the development. A financial contribution of £20,000 will also be provided to enable the monitoring of these travel plans for the 10 year period.

vi) Project Management and Monitoring Fee: a £5,000 contribution to ensure the project management and monitoring of the resulting agreement.

vii) To pay a monetary contribution of £40,000 to cover the costs of necessary works to the Clockhouse Roundabout.

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and any abortive work as a result of the agreement not being completed.

C) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

D) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 6 months of the date of this Committee resolution, or any other period deemed appropriate by the Head of Planning, Consumer Protection, Sport and Green Spaces, then the application may be referred back to the Committee for determination.

E) That subject to the above, the application be deferred for determination by the Head of Planning, Consumer Protection, Sport and Green Spaces under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

	<p>F) That if the application is approved, the conditions set out in the officer's report and the addendum sheet circulated at the meeting be imposed subject to any changes negotiated by the Head of Planning, Consumer Protection, Sport and Green Spaces prior to issuing the decision.</p>	
188.	<p>LONG HAUL CATERING BASE, SCYLLA ROAD, HEATHROW 50270/APP/2011/2693</p> <p>Reserved matters for Phase 2 (plot 2) (landscaping, access, appearance, scale and layout) in compliance with condition 3 of planning ref: 50270/APP/2011/1422 dated 19/10/2011: A) Detailed planning permission for 10,194sqm (Gross External Area (GEA)) of commercial floorspace (B1c/B2/B8 Use Classes) on Plot 3 including a new access from Scylla Road and associated car parking, landscaping and ancillary works. B) Outline planning permission (all matters reserved) for development of flexible B1c/B2/B8 floorspace for Plot 1 and flexible B1c/B2/B8 floorspace for Plot 2 with associated car parking, landscaping and ancillary works. (Hybrid Application).</p> <p>Officers advised the committee that further details on the electric charging points were required. The standard condition was to be added.</p> <p>The recommendation with the additional condition 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 and an additional condition added on electric charging points.</p>	<p>Action By:</p> <p><i>James Rodger Matt Duigan</i></p>
189.	<p>LAND AT P5 CAR PARK, SEALAND ROAD 62848/APP/2011/2762</p> <p>Creation of temporary building to accommodate Olympic Athletes Reception Centre, along with associated car parking (Consultation Under Part 18 of The Town And Country Planning (General Permitted Development) Order 1995).</p> <p>Officers advised the meeting that amended plans had been received due to a change in the profile of the roof.</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That no objections be raised.</p>	<p>Action By:</p> <p><i>James Rodger Matt Duigan</i></p>

<p>190.</p>	<p>HEATHROW SUMMIT CENTRE, SKYPORT DRIVE, HARMONDSWORTH 9420/APP/2011/2119</p> <p>Redevelopment of the site to provide a 301 bedroom hotel (Class C1) and 4 new industrial units accommodating a combined total 8,005sqm of floor space (Use Classes B1(b), B1(c), B2 & B8) alterations to access arrangements (including from Hatch Lane), associated landscaping and car parking together (involving demolition of the existing buildings on site).</p> <p>A member asked whether condition 56 covered air conditioning or would a separate condition be required and would the view over the Green Belt be compromised.</p> <p>Officers advised the committee that a condition would be required but that this could be done by amending condition 23. In regard to the Green Belt the industrial buildings closest to the Green Belt were at a lower scale than the Hotel before it rises to the Hotel.</p> <p>A further concern was raised in relation to the height of the Hotel and how this relates to the surrounding area.</p> <p>Officers advised that there had been a lot of pre-application discussion and to provide the maximum employment floorspace it was considered that 5 storeys would be an acceptable height.</p> <p>In answer to a question raised in regards to the impact on the street scene officers advised that the scale of the scheme would be difficult to defend on appeal.</p> <p>A member raised concerns that this was a decision that would affect the borough and the committee had to be sure that the height did not impact on the Green Belt. The report stated that there had been an objection to the height of the Hotel and the illustrations did not show the view to and from the Green Belt.</p> <p>The committee felt that they needed further information on the impact the 5 storey Hotel would have on the Green Belt and the adjoining Conservation Area. It was suggested and agreed that the application be deferred for this further information to be provided.</p> <p>It was moved and seconded that the application be deferred to enable further information to be provided. On being put to the vote deferment was agreed.</p> <p>Resolved – That the application be deferred to enable further information to be provided on the views and impact of the proposal on the Green Belt and the Street Scene.</p>	<p>Action By:</p> <p><i>James Rodger Matt Duigan</i></p>
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<p>191.</p>	<p>ROBBS NURSERY, SPOUT LANE, STANWELL MOOR 49022/APP/2011/1777</p> <p>Restoration of land including the demolition of existing buildings, removal of hardstandings, creation of new landform and landscaping.</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 the addendum sheet circulated at the meeting.</p>	<p>Action By:</p> <p><i>James Rodger Matt Duigan</i></p>
<p>192.</p>	<p>364 & 365 STOCKLEY CLOSE, WEST DRAYTON 67947/APP/2011/2237</p> <p>Restoration of land including the demolition of existing buildings, removal of hardstandings, creation of new landform and landscaping.</p> <p>A member stated that Informative 5 needed to include the word ‘public’.</p> <p>The recommendation with informative 5 being amended 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 and informative 5 being amended to include the word ‘public’.</p>	<p>Action By:</p> <p><i>James Rodger Matt Duigan</i></p>
<p>193.</p>	<p>14 YEADING LANE, HAYES 1104/APP/2011/1568</p> <p>Change of use from Guest House B & B to Class D1 Non-residential Institutions for Women’s Education and Recreation Institute (involving formation of staff car parking area to rear) (Retrospective application)</p> <p>In accordance with the council’s constitution a representative of the petitioners objecting to the proposal and the agent addressed the meeting.</p> <p>The petitioner objecting made the following points:-</p> <ul style="list-style-type: none"> • The previous application for flats was rejected due to parking, what had changed. • The application was for 20 people and 3 children on site, what would happen during school holidays. 	<p>Action By:</p> <p><i>James Rodger Matt Duigan</i></p>

- The premises were too small for an Education centre.
- It was being reported that most of the visitors to the centre would come by public transport. This could not be guaranteed.
- This was a charitable organisation and should serve everyone in the community.
- Yeading Lane was already congested and this would be increased if this application was approved and was a thoroughfare for emergency vehicles.
- The grandfather rights given to the previous use as a Hotel and was no longer valid.
- All residents have a key to access the alley at the rear for access only not parking.
- Access to the rear does not include No. 14 Yeading Lane and their refuse is collected from the front of the property.

The applicant made the following points:-

- The key to the alley was given to the centre by the Solicitor when the property was purchased.
- From the numbers at the meeting showed the level of support for the centre.
- The Centre was a registered charity.
- This was the third time that the application had been before the committee.
- The application was previously deferred for clarification of the access and usage.
- On two previous occasions the application had been recommended for approval.
- What had changed for the recommendation to know be refusal.
- It was believed that the committee did not have all the information in front of them.

A Ward Councillor attended the meeting and made the following points:-

- Had been contacted by the Warren Park Residents Association, which represents 500 households in the Ward, regarding this application.
- The Residents Association has a multi cultural membership.
- This was a difficult situation with a number of contentious issues.
- The recommendation for refusal was on planning grounds as access to the rear had not been resolved.
- Parking in the area an issue in a highly congested area, which were the concerns of residents?
- The centre had been operated in the last few months and there had been no effort to contact the Residents

	<p>Association, by the applicant.</p> <ul style="list-style-type: none"> • There were concerns over the capacity of the building. • The application does not comply with the Unitary Development Plan so the recommendation was correct. <p>In answer to an issue raised by a member. Officers advised the committee that the information that had been requested at the June meeting had not been received by the applicant.</p> <p>Officers further advised the committee that nothing had changed but there needed to be a way operating access to the rear and how capacity was to be controlled. The application had been in for 18 months and a decision needed to be made on the application.</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Refused for the reasons set out in the officer’s report.</p>	
<p>194.</p>	<p>UNIT 5, THE ARENA. STOCKLEY PARK, 68015/APP/2011/2074</p> <p>Change of use from class A1 to a mixed use class A1/A3 coffee shop.</p> <p>Officer’s introduced the report and informed the committee that the food hygiene condition on the addendum sheet should be an informative.</p> <p>In accordance with the Council’s constitution a representative of the petitioners objecting and the agent addressed the meeting.</p> <p>The petitioner objecting made the following points:-</p> <ul style="list-style-type: none"> • Some of the objections received had not been reported. • The hairdressers that previously occupied the unit did not go out of business. • The petition was signed by those who work or leave near the area. • The café was fully operational without the benefit of planning permission. • The table and chairs outside the café caused access problems to other units. • There was no need for a further catering unit in The Arena, as there was already a diverse range of uses. • The application would be harmful to the small businesses in the area and impact on the amenity of the surrounding commercial uses. 	<p>Action By:</p> <p><i>James Rodger Matt Duigan</i></p>

	<p>The agent made the following points:-</p> <ul style="list-style-type: none"> • The coffee shop was open and was being run by a Hillingdon based company. • The proposal was for a high quality coffee shop and provided employment. • The 2 tables outside the coffee shop do not block the walkway. • The issue of the bay trees raised by the petitioner was not under the control of the applicant. <p>In answer to an issue raised officers advised the committee that PPS4 was to protect Town Centres and Stockley was not classed as a Town Centre.</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. The condition on food hygiene on the addendum sheet should be an informative not a condition.</p>	
195.	<p>UNIT 5 THE ARENA, STOCKLEY PARK 68015/ADV/2011/71</p> <p>Installation of 1x internally illuminated fascia sign and 1 non-illuminated projecting sign.</p> <p>In accordance with the Council’s constitution a representative of the petitioners and the agent addressed the meeting.</p> <p>The petitioner objecting made the following points:-</p> <ul style="list-style-type: none"> • The permanently illuminated sign was very large • The blinds were not white but deep red with white writing. <p>The agent had nothing further to add on the signage.</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.</p>	<p>Action By:</p> <p><i>James Rodger Matt Duigan</i></p>

<p>196.</p>	<p>132 RYEFIELD AVENUE, HILLINGDON 1728/ADV/2011/31</p> <p>Installation of 3 externally illuminated fascia signs to front, a portrait shape advertisement to the left of the shop entrance and an externally illuminated pole sign to front, as well as signage to the lower half of windows in the front elevation.</p> <p>In accordance with the Council's constitution the agent addressed the meeting, the petitioners objecting were not present at the meeting.</p> <p>The agent made the following points:-</p> <ul style="list-style-type: none"> • Previous concerns had been resolved. • The main sign was in the same position as was used for the public house. • Would ask the committee to approve the application as per the officer's recommendation. <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 set out in the officer's report and addendum sheet circulated at the meeting.</p>	<p>Action By:</p> <p><i>James Rodger Matt Duigan</i></p>
<p>197.</p>	<p>LAND REAR OF 22, 22A AND 24 DICKENS AVENUE, HILLINGDON 67783/APP/2011/107</p> <p>2 x two storey, 2-bed, semi-detached dwellings with associated parking and amenity space and installation of vehicular crossover.</p> <p>In accordance with the Council's constitution a representative of the petitioners addressed the meeting. The agent was not present at the meeting.</p> <p>The petitioner objecting made the following points:-</p> <ul style="list-style-type: none"> • Part of the application site had previously formed part of the garden of 24 Dickens Avenue. • The present owner of 24 Dickens Avenue had tried to re-purchase the garden taken from No. 24 without success. • The application was in conflict with PPS3, this policy was changed to protect residents form garden grab. • This policy was used to refuse an application a month ago by this committee. • This site was shown as back garden. 	<p>Action By:</p> <p><i>James Rodger Matt Duigan</i></p>

	<ul style="list-style-type: none"> • Asked the committee to overturn the recommendation and put residents first. • Concerned about vehicle access from Daleham Drive. • When the committee visited the site it was not a true reflection of the parking and traffic using Daleham Drive. • The application would increase the volume of traffic in the road. • There were already traffic safety concerns in Daleham Drive that would be exacerbated by this development. <p>Officers advised that PPS3 had only altered the definition of previously developed land and means that all other relevant material planning considerations outweigh the loss of private residential gardens.</p> <p>The committee asked for the condition in regards to the vehicular crossover on the addendum sheet to be amended to include the re-sighting of the light column prior to commencement of the development. The informative on the addendum sheet should then be linked to this condition. The amendment to the condition and informative was agreed.</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. The condition regarding the vehicle crossover to be amended to include ‘the light column to be re-sited prior to commencement of the development and the informative being linked to this condition.</p>	
198.	<p>38 BISHOPS ROAD, HAYES 58092/APP/2011/2440</p> <p>Single storey detached 1-bed self contained unit for occupation of Pte. Daniel Edwards. (Resubmission).</p> <p>In answer to clarification of whether there was a need for both informative 5 & 9 officers advised that informative 9 should be deleted.</p> <p>The recommendation with informative 9 being deleted 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 and informative 9 deleted.</p>	<p>Action By:</p> <p><i>James Rodger Matt Duigan</i></p>

<p>199.</p>	<p>FORMER B & Q SITE, UXBRIDGE ROAD, HAYES 51508/APP/2011/963</p> <p>Variation of condition 12 (to extend the opening hours of the store) of planning permission ref. 51508/APP/2008/2927 dated 16/04/2010 : (Single storey canopy to front entrance, refurbishment and variation of condition of planning permission ref. 51508/96/1907 dated 16/04/1997 to allow use as an Asian supermarket, comprising 1,606sq.m main retail area, 69sq.m cafe area, 690sq.m bulk goods warehouse, 1,141sq.m goods storage area, and the utilisation of the former Garden Centre trading area as a 425sq.m covered trading area for fruit and vegetables. The proposal includes changes to the external appearance of the existing building, existing parking layout, boundary treatments, external lighting and associated bin storage/compactors)</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approve, 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><i>James Rodger Matt Duigan</i></p>
<p>200.</p>	<p>44 Mill Road, West Drayton 27428/APP/2011/2387</p> <p>Two storey side/ rear extension involving demolition of existing attached side garage and store.</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Recommendation : That the application be approved, subject to the conditions and informatives set out in the officer’s report.</p>	<p>Action By:</p> <p><i>James Rodger Matt Duigan</i></p>
<p>The meeting, which commenced at 7.00 p.m., closed at 22.55 p.m.</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.