



HILLINGDON

LONDON

Meeting: Central & South Planning Committee
Date: 09-01-2013 **Time:** 7.00pm
Place: Committee Room 6, Civic Centre Uxbridge

ADDENDUM SHEET

Item: 6	Page: 1	Location: Heathrow Summit Centre
Amendments/Additional information:		Officer Comments:
Amend condition 6 by deleting the words ' within either phase 1, phase 2a, phase 2b or phase 2c' Amend condition 10 by deleting the words 'phase 1		Final details of phasing are to be secured through the S106 legal agreement.
Amend condition 12 by adding the words 'for the relevant phase' between the words 'Assessment' and 'has'		For clarity
Amend condition 14 by adding the words 'for the relevant phase' between the words 'contamination' and 'has'		For clarity
Amend condition 22 by adding the following sentence: 'At no time shall parking associated with the industrial units be used for off airport parking.'		For clarity
Amend condition 4 by replacing the word 'phased' with 'phase'		For clarity
Amend section 2, 2.2 (d) by replacing 2012 with 2013.		For clarity.
Amend the body of condition 17 by adding the words 'and shall incorporate petrol / oil interceptors in all car parking areas' between the words 'development' and 'has'. Amend the reason for condition 17 by adding the words To protect ground and surface waters in accordance with Policy 5.13 and 5.15 of the London Plan (July 2011).		For clarity.
Replace the wording of Informative 17 as follows: You are advised that the installation of a properly maintained fat trap is recommended on all catering establishments. In line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor is recommended, particularly to recycle for the production of bio diesel.		For clarity.
Delete Drawing Number 1304-Sht. 2 Rev. H		To remove duplication.
Correction within Section 3.2 of the report in respect of the 8th paragraph to read "Industrial units 1 and 2 shall be delivered no later than 3 years from first occupation of the hotel.... Phase 2b will deliver new Unit 3 when the lease of existing Unit 2 expires and the unit is vacated and similarly phase 2c will deliver proposed Unit 4 when the lease of existing Unit 1 expires.		Phasing will be secured by the S106 legal agreement. The change follows discussions with the applicant and a recognition that the requirement to deliver proposed units 1, 2 and 3 within 3 years of the occupation of the hotel could result in a requirement on the existing occupiers of Unit 2 to vacate

<p>Existing tenants will be given the opportunity to relocate to newly developed units with new lease arrangements wherever possible" to replace "Industrial units 1, 2 and 3 shall be delivered no later than 3 years from first occupation of the hotel....</p> <p>Phase 2c will deliver Unit 4 when the industrial occupier of existing Unit 1 will be given the opportunity to move into one of the new completed units on site"</p>	<p>sooner than their lease expiry.</p>
<p>A letter from the applicant has been received underlining the economic/employment benefits of the scheme and the strong expression of interest that has been received from a mid tier operator for the hotel. A copy of the letter in full is attached to this addendum.</p>	<p>Letter attached.</p>

Item: 8	Page:71	Location: Tesco Yiewsley
Amendments/Additional information:		Officer Comments:
Update policy references in the condition reasons.		To reflect the introduction of the Local Plan.

Item: 9	Page: 101	Location: Unit 1, 2, and 2a Cherry Orchard Way
Amendments/Additional information:		Officer Comments:
<p>A petition containing 46 signatures was received raising objection to the scheme. The petition refers to an email which sets out the actual objections, namely:</p> <ul style="list-style-type: none"> • Concerns that the development would result in an increase in the level of loading/unloading which would be prejudicial to pedestrian and highway safety. • The development would result in customers parking in front of the site. • There would be additional pedestrian activity along an already narrow pavement. • The proposal would result in increased noise, disturbance and litter. • There is already adequate provision of retail uses in the area. • The development would be harmful to the character of the area. 		<p>To report a petition received in relation to this scheme.</p> <p>The issues raised in the email area addressed in the body of the report.</p> <ul style="list-style-type: none"> • Highways, traffic, pedestrian safety issues at section 7.10 (page 108, 109), • Noise, disturbance and waste management at section 7.08 (page 108), 7.15 (page 109), • With regard to provision of retail in the area, the principle of the development is considered acceptable, assessment of planning application must be based on material considerations, • Impact upon the character of the area is discussed at section 7.07 of the report.
Add standard informative I15 (Construction Management Informative)		For clarity
On page 104 delete reference to kitchens		For clarity
<p>Delete conditions 4 and 5.</p> <p>Replace plan 4708-2 Rev D with 4808-2 Rev E</p>		<p>A new plan has been received indicating externally accessed bin storage areas.</p> <p>It is noted that the existing office uses on site does not benefit from cycle parking and that there would be limited opportunity to provide usable facilities on the site. Having regard to this and the importance that the</p>

	National Planning Policy Framework places on balancing material considerations (including the vitality of town centre and economic development) it is not considered that the application could be refused on lack of cycle parking.
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Item: 12	Page:133	Location: 173 High Street Uxbridge
Amendments/Additional information:		Officer Comments:
Replace 3 with standard condition MCD10 (with updated policy references)		To ensure refuse storage and collection arrangements are adequate.