

Minutes

MAJOR APPLICATIONS PLANNING COMMITTEE

13 June 2013

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

HILLINGDON
LONDON

	<p>Committee Members Present: Councillors David Allam Judith Cooper (In place of Michael Markham) Janet Duncan (Labour Lead) Dominic Gilham John Hensley (Vice-Chairman) Eddie Lavery (Chairman) John Morgan Brian Stead</p> <p>LBH Officers Present: Matt Duigan, Planning Services Manager, Meg Hirani, Planning Team Manager, Nicole Cameron, Legal Services, Gill Oswell, Democratic Services.</p>	
2.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillor Michael Markham with Councillor Judith Cooper substituting.</p>	
3.	<p>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED INPUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all business would be heard in public.</p>	
4.	<p>STOCKLEY PARK GOLF COURSE, STOCKLEY ROAD, WEST DRAYTON 37850/APP/2012/2732 (<i>Agenda Item 6</i>)</p>	Action by
	<p>Erection of lightweight open fronted driving range enclosure.</p> <p>In answer to an issue raised in relation to the importation of soil, officers advised that the landscaping was to take place in already landscaped areas and therefore a condition was not required. Change of levels or importation of soil would automatically require planning permission.</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 officers except condition 9, which was deleted as it was no longer required.</p>	Matt Duigan Meg Hirani

5.	<p>8 - 12 LEES PARADE, UXBRIDGE 1803/APP/2013/733 (Agenda Item 7)</p> <p>Demolition of warehouse and conversion of and extensions to existing office building to provide a part three, part four storey building containing 14 residential units 3 retail/office spaces (Use Class A1/B1), with associated parking and amenity space.</p> <p>The committee asked for amended plans to be provided showing those elements of the proposal that were being required by condition.</p> <p>It was moved, seconded and agreed that the application be deferred to enable amended plans to be provided.</p> <p>Resolved - That the application be deferred to enable amended plans showing those elements being required by condition.</p>	<p>Action by</p> <p>Matt Duigan Meg Hirani</p>
6.	<p>LAND AT 37 - 45 DUCKS HILL ROAD, NORTHWOOD 59214/APP/2013/852 (Agenda Item 8)</p>	<p>Action by</p>
	<p>Variation of Condition 4 (Approved Drawings) to allow the enlargement of the single storey rear additions, changes to disabled facilities and fenestration on Plots 6 and 7 of planning permission granted 16/11/10, ref. 59214/APP/2010/1776: Erection of 8 detached and 6 semi-detached dwellings with associated access, parking and landscaping.</p> <p>Officers introduced the report informing members of the variations that were being proposed to the already approved scheme.</p> <p>In answer to an issue raised regarding the disabled facilities, officers advised that the change was to provide a through ceiling lift and would not impact on the other disabled facilities being provided.</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved –</p> <p>That subject to no additional responses being received that raise relevant material planning considerations that have not already been considered in this report, delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission, subject to the following:</p> <p>(i) A financial contribution of £117,713 for education facilities and places (ii) A financial contribution of £11,678.51 for healthcare facilities and places. (iii) A financial contribution of £20,000 towards community facilities/the public realm. (iv) A financial contribution of £1,239.70 towards libraries. (v) A financial contribution towards training initiatives equal to £2,500 for every £1 million build cost.</p>	<p>Matt Duigan Meg Hirani</p>

	<p>(vi) The applicants pay a sum to the Council of 5% of the value of contributions for specified requirements to project manage and oversee implementation of elements of the completed planning (and/or highways) agreement(s).</p> <p>(vii) The applicant shall agree to the full and complete costs to undertake the necessary works, as identified by the Council, for off site highway works, including:</p> <p style="padding-left: 40px;">a) Junction improvements to the site access with Ducks Hill Road</p> <p>(viii) Agreement that if the applicant implements this planning permission, they will not implement any other planning permissions for this site.</p> <p>2. 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>3. That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised by the 08th July 2013, or any other period deemed appropriate by the Head of Planning, Sport and Green Spaces then delegated authority be granted to the Head of Planning, Sport and Green Spaces to refuse the application for the following reason:</p> <p>The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of education, health, community facilities and libraries, construction and employment training facilities, monitoring and highway junction works). The proposal therefore conflicts with Policy R17 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).</p> <p>4. That subject to the above, the application be deferred for determination by the Head of Planning, 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> <p>5. That if the application is approved, the conditions and informatives set out in the officer's report be attached.</p>	
7.	<p>LAND AT 37 - 45 DUCKS HILL ROAD, NORTHWOOD 59214/APP/2013/849 (<i>Agenda Item 9</i>)</p>	<p>Action by</p>
	<p>Variation of Condition 4 (Approved Drawings) to allow the erection of a single storey rear addition, changes to disabled facilities and replacement of ground floor window on south elevation with door on Plot 10 of planning permission granted 16/11/10, ref. 59214/APP/2010/1776: Erection of 8 detached and 6 semi-detached dwellings with associated access, parking and landscaping.</p>	<p>Matt Duigan Meg Hirani</p>

Officers introduced the report informing members of the variations that were being proposed to the already approved scheme.

It was moved, seconded and on being put to the vote the recommendation was agreed.

Resolved –

That delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission, subject to the following:

(i) A financial contribution of £117,713 for education facilities and places

(ii) A financial contribution of £11,678.51 for healthcare facilities and places.

(iii) A financial contribution of £20,000 towards community facilities/the public realm.

(iv) A financial contribution of £1,239.70 towards libraries.

(v) A financial contribution towards training initiatives equal to £2,500 for every £1 million build cost.

(vi) The applicants pay a sum to the Council of 5% of the value of contributions for specified requirements to project manage and oversee implementation of elements

of the completed planning (and/or highways) agreement(s).

(vii) The applicant shall agree to the full and complete costs to undertake the necessary works, as identified by the Council, for off site highway works, including:

a) Junction improvements to the site access with Ducks Hill Road.

(viii) Agreement that if the applicant implements this planning permission, they will not implement any other planning permissions for this site.

2. 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.

3. That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised by the 08th July 2013, or any other period deemed appropriate by the Head of Planning, Sport and Green Spaces then delegated authority be granted to the Head of Planning, Sport and Green Spaces to refuse the application for the following reason:

The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of education, health, community facilities and libraries, construction and employment training facilities, monitoring and highway junction works). The proposal therefore conflicts with Policy R17 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

	<p>4. That subject to the above, the application be deferred for determination by the Head of Planning, 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> <p>5. That if the application is approved, that the conditions and informatives set out in the officers and addendum sheet circulated report be attached.</p>	
8.	<p>LAND AT 37 - 45 DUCKS HILL ROAD, NORTHWOOD 59214/APP/2013/848 (Agenda Item 10)</p> <p>Variation of Condition 4 (Approved Drawings) to allow study/games room to be provided for Plot 8 within the roofspace of the detached triple garage serving Plots 6, 7 and 8, involving replacement of a hip end with a gable roof, installation of two rear dormers and an external staircase of planning permission granted 16/11/10, ref. 59214/APP/2010/1776: Erection of 8 detached and 6 semi-detached dwellings with associated access, parking and landscaping.</p> <p>Members raised concerns in regard to the relationship between plots 7 & 8 in relation to the raised roof to the garage that was being proposed. The committee felt that the visual impact and the breach of the 15 metre rule was clearly against the Council's policy.</p> <p>Officers advised that the rooms that would be affected was a dining room and bedroom. The committee were also informed that if a dormer was required at a later date on the front of the building a further application would be required, and was covered by Condition 7.</p> <p>It was moved that the application should be refused on the grounds of visual impact and the distances breached the 15 metre rule. On being put to the vote refusal was agreed.</p> <p>Resolved – That the application be refused for the following reasons:-</p> <p>The proposal, by reason of its position, size, scale, bulk and design would result in a visually obtrusive development that would be detrimental to the character and appearance of the overall development and to the amenities of the occupier of Plot 7 by reason of visual intrusion, over domination and loss of outlook. The proposal is thus contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE19 and BE21 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012).</p>	<p>Action by</p> <p>Matt Duigan Meg Hirani</p>

9.	<p>LAND AT 37 - 45 DUCKS HILL ROAD, NORTHWOOD 59214/APP/2013/847 (<i>Agenda Item 11</i>)</p>	<p>Action by</p>
	<p>Variation of Condition 4 (Approved Drawings) to allow the enlargement of the single storey rear additions, changes to disabled facilities and fenestration on Plots 4 and 5 of planning permission granted 16/11/10, ref. 59214/APP/2010/1776: Erection of 8 detached and 6 semi-detached dwellings with associated access, parking and landscaping.</p> <p>Officers introduced the report informing the committee of the variations being requested to the previously approved application.</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved –</p> <p>That subject to no additional responses being received that raise relevant material planning considerations that have not already been considered in this report, delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission, subject to the following:</p> <p>(i) A financial contribution of £117,713 for education facilities and places (ii) A financial contribution of £11,678.51 for healthcare facilities and places.</p> <p>(iii) A financial contribution of £20,000 towards community facilities/the public realm.</p> <p>(iv) A financial contribution of £1,239.70 towards libraries.</p> <p>(v) A financial contribution towards training initiatives equal to £2,500 for every £1 million build cost.</p> <p>(vi) The applicants pay a sum to the Council of 5% of the value of contributions for specified requirements to project manage and oversee implementation of elements of the completed planning (and/or highways) agreement(s).</p> <p>(vii) The applicant shall agree to the full and complete costs to undertake the necessary works, as identified by the Council, for off site highway works, including:</p> <p>a) Junction improvements to the site access with Ducks Hill Road</p> <p>(viii) Agreement that if the applicant implements this planning permission, they will not implement any other planning permissions for this site.</p> <p>2. 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>Matt Duigan Meg Hirani</p>

	<p>3. That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised by the 08th July 2013, or any other period deemed appropriate by the Head of Planning, Sport and Green Spaces then delegated authority be granted to the Head of Planning, Sport and Green Spaces to refuse the application for the following reason:</p> <p>The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of education, health, community facilities and libraries, construction and employment training facilities, monitoring and highway junction works). The proposal therefore conflicts with Policy R17 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).</p> <p>4. That subject to the above, the application be deferred for determination by the Head of Planning, 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> <p>5. That if the application is approved, the conditions and informatives set out in the officer's report be attached.</p>	
10.	<p>FORMER REINDEER PUBLIC HOUSE, MAXWELL ROAD, NORTHWOOD 18958/APP/2013/694 (Agenda Item 12)</p>	<p>Action by</p>
	<p>Minor Material Amendment application, seeking modifications to balconies of flats 2 & 6, amendments to the internal layouts of flats 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12; amendments to roof and introduction of roof terraces to flats 11 and 12; increase in depth of northern front bay, provision of doors to front gardens for flats 4 and 5, use of front bays as terraces for flats 8 and 9; and reconfiguration of windows on the south west (courtyard) elevation, together with amendments to Parking Control Methodology. (S73 Application for amendments to approved plans under condition 4 and variation of condition 7 of planning permission 18958/APP/2011/873 dated 13/07/2011 (residential development)).</p> <p>The committee asked for an informative to be added to highlight that as part of condition 2 obscure screening would be required.</p> <p>The recommendation for approval with the additional informative was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved –</p> <p>That delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission, subject to the following:</p>	<p>Matt Duigan Meg Hirani</p>

1. 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 S278 of the Highways Act (as amended) or other appropriate legislation to secure:

(i). Off Site Highways Works

ii). Education: A financial contribution for nursery and primary school places in the sum of £28,287.

(iii). Health: The Primary Care Trust have sought a contribution towards local primary health care facilities in the sum of £4,554.40.

(iv). Community facilities: A contribution in the sum of £10,000 towards expansion of local community facilities has been agreed.

(v). Libraries: A contribution in the sum of £483 towards library books has been agreed.

(vi). Open space: a contribution in the sum of £28,000 has been agreed towards local open space and recreation improvements (this is in line with the previous application).

(vii). Construction Training: A contribution of £ 5,000 towards the cost of providing construction skills training within the Borough has been agreed.

(viii). Project Management and Monitoring: A contribution towards project management and monitoring has been agreed, equal to 5% of the total cash contributions secured from this proposal.

2. That the applicant meets the Council's reasonable costs in the preparation of the Legal Agreement and any abortive work as a result of the agreement not being completed.

3. If the Legal Agreement(s) has not been finalised before 11/07/13, delegated authority be given to the Head of Planning, Sport and Green Spaces to refuse permission for the following reason:

The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development, including the provision of off-site highways works and contributions for education, health, community facilities, libraries, open space provision and construction training. The scheme therefore conflicts with Policies AM2, AM7 and R17 of the Hillingdon Unitary Development Plan Saved Polices (September 2007) and the Hillingdon Planning Obligations Supplementary Document (July 2008).

4. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.

5. That on completion of the S106 Agreement, the application be deferred for determination by the Head of Planning, Sport and Green Spaces under delegated powers, subject to no material objections being received to the public consultation.

	<p>6. That if the application is approved, the conditions and informatives set out in the officer's report and added by the committee be attached and an additional informative highlighting that condition 2 required that obscure screening would be required.</p>	
<p>11.</p>	<p>HERMITAGE SCHOOL NURSERY & LANCASTER CENTRE SITE, LANCASTER ROAD, UXBRIDGE 68164/APP/2013/758 (Agenda Item 13)</p>	<p>Action by</p>
	<p>Application to vary condition 2 (to allow for amendments to the stair cores on the rear elevation) of planning permission ref:68164/APP/2011/2711 dated 28/11/2012 for Alterations and conversion of the existing Lancaster Centre building into 7 self-contained flats. Demolition of the existing Hermitage Nursery Building and construction of a two storey (with accommodation in roof) block of 12 flats with associated car parking, soft and hard landscaping (19 residential flats in total).</p> <p>In answer to an issue raised in relation to informative 3 & 7, the committee was informed that these needed to be amended. Informative 3 to 'and 18.00' after 08.00 in the second line and Informative 7 to change 'conclude' to 'include'.</p> <p>It was moved and seconded that the recommendation with informative 3 & 7 amended be agreed and on being put to the vote was agreed.</p> <p>Resolved –</p> <p>1. That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to secure:</p> <p>a. Mayoral CIL: a contribution of £25,499 b. Affordable Housing: either 4 x 1bed units on site or a payment in lieu of on site delivery in the sum of £378,000. c. Education: a contribution in the sum of £37,604. d. Health: a contribution in the sum of £6,972.44. e. Libraries Contribution: Libraries: a contribution in the sum of £740.14. f. Construction Training: a contribution in the sum of £3,062.41. g. Project Management and Monitoring: a contribution of 5% of the total cash contributions secured from this proposal. h. Car Parking Permits: No permits shall be issued to future occupiers of the flats. i. The access road to the development is to be upgraded to adoptable standards and offered to the Council for adoption under S38 of the Highways Act 1980.</p> <p>2. That the applicant meets the Council's reasonable costs in the preparation of the Statement and any abortive work as a result of the agreement not being completed.</p>	<p>Matt Duigan Meg Hirani</p>

	<p>3. That the officers be authorised to negotiate the terms of the proposed statement.</p> <p>4. That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised before 25th June 2013, or any other period deemed appropriate by the Head of Planning, Sport and Green Spaces, then delegated authority be granted to the Head of Planning, Sport and Green Spaces to refuse the application for the following reason:</p> <p>The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of affordable housing, education, health, community facilities and libraries, construction and employment training facilities, monitoring, Highway works and parking permit restrictions). The proposal therefore conflicts with Policy R17 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).</p> <p>5. 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.</p> <p>6. That if the application is approved, the conditions and informatives set out in the officers report and addendum sheet circulated at the meeting be attached and informatives 3 & 7 being amended.</p> <p>Amend Informative 3 - by adding 'and 18.00 pm' after '08.00 am'.</p> <p>Amend Informative 7 – In the second line change 'conclude' to 'include'.</p>	
12.	<p>RAF UXBRIDGE, HILLINGDON ROAD, UXBRIDGE 585/APP/2013/759 (<i>Agenda Item 14</i>)</p> <p>Reserved matters (appearance, landscaping, layout and scale) in compliance with conditions 2 and 3 for Infrastructure Phase, comprising detailed design of the new ' Spine Road' of planning permission ref: 585/APP/2009/2752 dated 18/01/2012 for a new mixed used development at St Andrews Park (Former RAF Uxbridge Site).</p> <p>This application was withdrawn from the agenda by the Head of Planning.</p>	<p>Action by</p> <p>Matt Duigan Meg Hirani</p>
13.	<p>QUEENS WALK RESOURCE CENTRE 12059/APP/2012/2570 (<i>Agenda Item 15</i>)</p>	<p>Action by</p>
	<p>Refurbishment and re-cladding of existing building including erection of a new entrance lobby and erection of new single storey 400sqm building to provide an educational and well being facility (Use Class D1).</p>	<p>Matt Duigan Meg Hirani</p>

	This application was withdrawn from the agenda by the Head of Planning.	
	The meeting, which commenced at 6.00 pm, closed at 6.50 pm.	

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

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