



HILLINGDON

LONDON

Meeting:	Major Applications Planning Committee		
Date:	07 August 2013	Time:	6.00 pm
Place:	Committee Room 5, Civic Centre, Uxbridge		

ADDENDUM SHEET

Item: 6	Page: 17	Location: The Arena, Stockley Park, Stockley Road, West Drayton
<i>Amendments/Additional Information:</i>		<i>Officer Comments</i>
Amend Condition 2 to add plan number 'QD645_100_01'		To ensure the landscaping details are included in the conditions of consent.
Amend Condition 3 to add document 'Landscape Statement - Report v1 11/06/13'		
Amend condition 6 to delete 2.c and 2.d.		To remove unnecessary requirements.

Item: 7	Page: 47	Location: Knights of Hillingdon, Uxbridge Road, Hillingdon
<i>Amendments/Additional Information:</i>		<i>Officer Comments</i>
Amend reason for refusal no.1 to replace 'to the residential development from the street' with 'between the residential development, the street and the residential amenity space'		To provide additional clarity.
Additional Informative: 'It is noted that the development as built contains a basement car park, however plans of this car park have not accompanied this part retrospective application and accordingly the application has been assessed on the basis of the car park as built. You are advised that any future applications should include floor plans of the basement car park.'		For the applicants information.

Item: 10	Page: 81	Location: Padcroft Works, Tavistock Road, West Drayton
Amendments/Additional Information:		Officer Comments
Amend condition 5 to: <ol style="list-style-type: none"> 1. insert (including obscure balustrades) 2. replace 'find' with 'fins' 		To ensure adequate details and correct a typographical error.
Amend condition 6 to: <ul style="list-style-type: none"> • Add for 282 bicycle after point 2.b • Add for 198 cars to point 2.d before ('including' • Amend point 2.d to change '5% of all' to '40' • Delete point 7. • Insert ', 5.8 (Innovative energy Technologies) and 6.13 (Parking)' between 'storage)' and 'of' in the reason. 		To ensure accuracy and delete unnecessary and unrelated requirements.
Delete condition 21.		This condition is not considered relevant or necessary in relation to the development proposed.
Replace condition 25 with: Notwithstanding the provisions of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the floorspace permitted for B1 Use as shown on drawing 4468 T(20)P00 Revision C) shall be used only for purposes within Use Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended). REASON To ensure that the floorspace is used only for purposes which are compatible with the nearby residential uses and will not have adverse impacts on the amenity of residential occupiers in accordance with Policies BE19, OE1 and OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)		Uses falling within Use Class B1 are by definition commercial uses which are compatible with residential surroundings and can be carried out without detriment to such surroundings. It is therefore not considered that the use of the floorspace for these purposes would be detrimental to residential amenity regardless of time and the previously proposed restriction was unnecessary and overly onerous. A revised condition is proposed to ensure that the floorspace is only utilised for purposes compatible with the surrounding residential context.

<p>The Council's Access Officer has fully reviewed the revised proposals which are the subject of this report. They have confirmed that they consider demonstrates appropriate levels of accessibility and raise no objection to the application.</p>	<p>To provide additional clarity on the views of the Council's Access Officer.</p>
<p>Replace paragraph 4 of the Trees & Landscaping Officers comments on page 106 with:</p> <p>'The proposal is to demolish the existing industrial buildings and implement a comprehensive residential led redevelopment of the site.'</p>	<p>To ensure accuracy.</p>
<p>Further comments are provided on the GLA response below:</p> <p>i) Loss of employment land: The stage 1 response raised no issues in principle, but indicated that Hillingdon Council should, nonetheless, ensure that the potential loss of employment premises is acceptable in terms of the borough's supply of industrial land.</p> <p>Officer Comment: This has been considered in detailed by officers and is addressed within the Principle section of the committee report. In this case the loss of employment land is considered acceptable..</p> <p>ii) Affordable housing: The stage 1 response urged the Council to commission an independent and robust review of the applicant's financial viability appraisal, in order to ascertain that the contribution proposed is indeed the maximum reasonable amount that can be provided without compromising the delivery of this scheme.</p> <p>Officer Comment: A financial viability assessment has been carried out and submitted by the applicant. This has been subject to review by a qualified third party assessor and found to be robust.</p> <p>iii) Housing mix: The GLA Stage 1 response indicated that the scheme should seek to provide a greater number of three bedroom units.</p> <p>Officer Comment: The scheme reviewed by the GLA proposed 11 three bedroom units. The scheme as now proposed would provide 41 three bedroom units, the uplift in 3 bedroom units is considered to address this issue.</p> <p>iv) Design: The sole design issue raised by the GLA was a preference for the ground floor units to be redesigned in order to provide individual front door access.</p>	<p>For additional information.</p>

Officer Comment: This relates to having entrance doors to each flat facing the open space. Following amendments to the scheme and a review of the overall design, officers consider that the reconfiguration of the ground floor plan to provide individual entrance doors would result in unnecessarily convoluted and unworkable flat layouts. This would be as a result of the internal layout, particularly the requirement to enter the basement car park through the core. Officers consider that the design as proposed would

v) Transport: The GLA Stage 1 response requested minor clarifications on occupancy of existing buildings and requested that various matters be secured by condition and legal agreement.

Officer Comment: Details of the occupancy of buildings on the site have been provided and are deemed satisfactory. Conditions and S106 obligations meeting the above requirements have been incorporated.

vi) Energy: The GLA Stage 1 response indicated that the energy strategy was acceptable in principle, but that appropriate conditions were required to ensure the detailed design is implementation of the scheme.

Officer Comment: This has been addressed by way of condition.