



HILLINGDON

LONDON

Meeting:	Major Applications Planning Committee		
Date:	10 December 2013	Time:	8.00pm
Place:	Council Chamber, Civic Centre, Uxbridge		

ADDENDUM SHEET

Item: 6	Page: 15	26-36 Horton Road, Yiewsley
Amendments/Additional Information:		Officer Comments
Add Drawing nos: (page 15) Access Extract received 6/12/2013 A2304 SK06 Rev. P1 Shared surface dimension received 6/12/2013 A2304 SK07 Rev. P1 Site entrance comparison received 6/12/2013 Suggested Brick Colour (Ivanhoe Athena blend) – Example Air Quality Assessment dated October 2013 Proposal to Eradicate Japanese Knotweed Ref: 1443GL/CMH		For clarity
Delete The Accessibility Plans (Drwg Nos. A2353 210 – 212) from the drawings list and Condition 4.		These plans were submitted to establish the accessibility principles of the scheme and are not formal submissions. Through detailed design development / construction detailing, some elements of the internal layouts may slightly change. Accessibility issues are fully covered by Condition No. 5 relating to Lifetime Homes and Wheelchair Accessible Units
Amend figures in Heads of Terms as follows: (Page 16) Education: £146,070 Health: £25,023.22 Libraries: £2,668 Construction training: £44,898.44 Public Realm/Canal Improvements: £50,000 Air Quality: £12,500 Affordable Housing: Review Mechanism Monitoring: £14,057.98 TOTAL: £281,159.66		Revised figures to reflect the unit mix.

Amend Condition 2 - After (iii) add '(including the boundary area and interfaces with the canal'	For Clarity
Amend Condition 9 (Noise Insulation & Ventilation) Delete: 'Development shall not commence until' Add: 'Prior to reaching damp proof course of the development'.	To avoid unnecessary delays to the commencement of the development and minimise the number of pre-commencement conditions.
Amend Condition 10: Secured By Design (SBD): Delete: 'The dwellings shall achieve Secured by Design' Add: 'The scheme shall achieve 'Secured by Design'	Requiring SBD on each individual unit as drafted is an onerous requirement, since no dwelling could be occupied until accreditation has been achieved on the scheme as a whole.
Amend Condition 12: Sustainable Water Management: Delete 'and grey water' Add: or 'grey water'	This will be captured under the requirements of compliance with Condition No. 19 for Code for Sustainable Homes (CSH Level 4)
Amend Condition 18: Ecological Enhancement: Delete 'through the use of' Replace with: 'which may include'	To provide greater flexibility in terms of the provision of ecological enhancement.
Amend Condition 15: Landscaping Scheme Delete section 3a (green roofs or living walls) After 2. b add for 50 cycle parking spaces In 2.c after Layouts add' for 54 car parking spaces of which 5 will be to disabled standards. Add 'including security measures for the play areas to 2.g The applicant has also requested that the timescale for the submission and approval of landscaping matters should not be a pre-commencement requirement.	The submitted proposals do not show green roofs or living walls. The proposed roof pitches will have Photo voltaics on them and communal amenity space will be provided. Landscaping is considered to be an integral part of the scheme and this request is not agreed.
Condition 26: Obscure Glazing: Delete 1.8 metres Add: 1.7 metres	In order to design and manufacture standardised windows for this development.
Condition 19: CSH Signed Design Stage Certificate The applicant has requested that the requirement to produce a Design Stage Certificate prior to commencement is too onerous and has requested that the time scale be changed to within 3 months of reaching damp proof course.	This is a standard requirement and this request is not agreed.

Condition 20: Waterside Risk Assessment: The applicant has requested that this condition not be a pre commencement condition.	This condition relates to both the construction and operational phases of the development. The request is therefore not agreed.
Amend condition 25: Japanese Knotweed: Delete: No development shall take place until a detailed method statement and procedure for dealing with the eradication of Japanese Knot Weed on the site has been submitted to and approved by the Local Planning Authority. Add: The development permitted by this planning permission shall only be carried out in accordance with the approved Japanese Knotweed eradication programme 'In-situ Herbicidal Eradication Methodology'.	The agent has confirmed that the Japanese Knotweed eradication programme has commenced and is being undertaken by a licenced specialist in accordance with their attached report, In-situ Herbicidal Eradication Methodology. The site is due to be cleared, with a warranty from April 2014.
Condition 21: Waterbourne Freight The applicant has requested that this condition be deleted as it is not a realistic or desirable option for the development of this site, nor part of the applicant's construction programme.	This condition is in line with the London Plan policy objectives and supported by the Canal and Rivers Trust. The request to delete this condition is not agreed.
Amend Condition 17- Add ' The submitted scheme shall demonstrate the allocation of 1 space for each unit.' after 'the Local Planning Authority/	To ensure clarity.

Item: 7	Page: 69	Old Coal Depot	
Amendments/Additional Information:			Officer Comments
<p>An additional 4 letters of objection have been received objecting to the development raising similar issues to those reported in the main report. The main areas of concern relate to the following:</p> <ol style="list-style-type: none"> 1. Traffic 2. Air, light & noise pollution 3. Noise <p>A letter of objection was also received from the Yiewsley & West Drayton Action group. The main issues raised are:</p> <ul style="list-style-type: none"> Noise & Vibration Traffic/Congestion Inaccuracy of Transport Statement. No inclusion of the impact of recently approved Padcroft Works development scheme. <p>An objection document was received from The garden City Estate Residents Association. This has been circulated to members.</p>			To ensure all consultee responses are accurately reported.
A letter has been received from the applicant querying whether a re-			

<p>consultation under Reg 22 of the EIA Regulations 2011 in the Local newspaper is required for information received on the 8th November 2013 which was subject to a 14 day re-consultation.</p> <p>The Council's Legal Advisor and the Council's Sustainability Officer have advised that they do not consider this to be strictly necessary. However, to avoid the applicant proposing this as a ground of judicial review of any decision an advert has been placed in the Local newspaper.</p> <p>The recommendation to Committee is that delegated authority be granted to the Head of Planning, Green Spaces and Culture to refuse the application as recommended (subject to the referral to the mayor) and no additional material planning concerns being raised through this additional consultation.</p>	<p>Committee to note the change in recommendation.</p>
<p>The applicant has also requested that the Local Planning Authority consider a reduced scheme of 450,000 tonnes of waste per annum on the 28th November 2013.</p> <p>Planning Officers consider that for a number of reasons the proposed amendment is so substantially different from the original that it requires a fresh application rather than a mere amendment.</p>	<p>For information.</p>
<p>P.82 John Randall Comments & p.85 Heathrow Education & Welfare - Remove duplicated paragraphs.</p>	<p>For accuracy</p>
<p>Add reference to Policy AM2 into reason for refusal 1.</p>	<p>To ensure a comprehensive reason for refusal.</p>
<p>An additional letter of objection has been received from a Ward Councillor. This has been circulated to members.</p>	<p>For information</p>

Item: 8	Page: 125	272-276 Bath Road, Heathrow	
Amendments/Additional Information:			Officer Comments
<p>Add the following condition:</p> <p>No air extraction system shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.</p> <p>REASON To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).</p>			
<p>Amend Condition 14 to read as follows:</p> <p>No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:</p> <p>1. Details of Soft Landscaping 1.a Planting plans (at not less than a scale of 1:100), 1.b Written specification of planting and cultivation works to be undertaken, 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate</p>			<p>For clarity.</p>

<p>2. Details of Hard Landscaping</p> <p>2.a Refuse Storage</p> <p>2.b Cycle Storage (including secure storage for at least 10 cycles)</p> <p>2.c Means of enclosure/boundary treatments</p> <p>2.d Car Parking Layouts (including the provision 25 car parking spaces, including at least 3 disabled parking spaces, and demonstration that at least 2 parking spaces are served by electrical charging points)</p> <p>2.e Hard Surfacing Materials (including a kerbed access route from Bath Road to the main entrance of the building)</p> <p>2.f External Lighting</p> <p>2.g Other structures (such as furniture)</p> <p>3. Living Walls and Roofs</p> <p>3.a A scheme for the inclusion of living walls, roofs and screens. The scheme shall provide details of the types of living material to be used and the locations and methods of maintenance where necessary</p> <p>4. Details of Landscape Maintenance</p> <p>4.a Landscape Maintenance Schedule for a minimum period of 5 years.</p> <p>4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.</p> <p>5. Schedule for Implementation</p> <p>6. Other</p> <p>6.a Existing and proposed functional services above and below ground</p> <p>6.b Proposed finishing levels or contours</p> <p>Thereafter the development shall be carried out and maintained in full accordance with the approved details.</p>	
<p>Add the following informative:</p> <p>The Council's Commercial Premises Section should be consulted prior to the use of the premises so as to ensure compliance with the Food Safety Registration Regulations 1990, Hygiene (General) Regulations 1970, The Food Act 1984, The Health and Safety at Work Act 1974 and any other relevant legislation. Contact: - Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Telephone 01895 250190).</p>	<p>For information.</p>

Item: 10	Page: 169	Uxbridge Technical College
Amendments/Additional Information:		Officer Comments
Recommendation - 1.(c) delete ' to PPG13 (Transport) Levels'		To remove an outdated policy reference.

Item: 14	Page: 247	Charles Curran House
Amendments/Additional Information:		Officer Comments
In recommendation - amend 'Head of Planning, Sport and Heritage' to 'Head of Planning, Green Spaces and Culture'		To ensure the correct job title.
Amend condition 10 to add 'The scheme shall demonstrate the allocated of 2 spaces to each unit' after 'the Local Planning Authority'		For clarity.

Add the following conditions:

'Notwithstanding the plans hereby approved, prior to the commencement of the development full details of the electric gates shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall include elevations of the gates and details of how they are operated including in the event of a power failure.

REASON

To ensure the gated have an appropriate appearance within the Conservation area and can be operated by all persons in accordance with Policies BE5 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies and Policies 3.1, 3.8 and 7.2 of the London Plan.

See reason.