

Minutes**MAJOR APPLICATIONS PLANNING COMMITTEE**

15 April 2014

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



HILLINGDON
LONDON

	<p>MEMBERS PRESENT: Councillors: Eddie Lavery (Chairman) John Hensley (Vice-Chairman) Janet Duncan (Labour Lead) David Allam Michael Markham John Morgan Brian Stead</p>
	<p>OFFICERS PRESENT: Matthew Duigan, Planning Service Manager Syed Shah, Highway Engineer Adrien Waite, Major Applications Manager Sarah White, Principal Legal Advisor Danielle Watson, Democratic Services Officer</p>
79.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Wayne Bridges, there was no substitute.</p>
80.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
81.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS HELD ON 11 FEBRUARY AND 6 MARCH 2014 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 11 February 2014 and 6 March 2014 were agreed as a correct record.</p>
82.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
83.	<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 items would be considered in Part 1 public.</p>
84.	<p>GARAGE BLOCK SITE, CULVERT LANE, UXBRIDGE -</p>

69659/APP/2013/3796 (*Agenda Item 6*)

This item was deferred by the Head of Planning, Culture and Green Spaces.

85. **UNITAIR CENTRE, GREAT SOUTH WEST ROAD - 49559/APP/2014/334**
(*Agenda Item 7*)

Outline application (all matters reserved) to provide up to 14,750sqm of B1c/B2/B8/Sui Generis (Car Showroom) uses (up to a maximum of 1,700 sqm of sui generis floorspace) with associated landscaping and access.

Officers introduced the report and referred members to the addendum sheet that had been circulated.

The site was identified as an Industrial and Business Area (IBA and as a Locally Significant Industrial Site). The site was in close proximity to Heathrow Airport, and was adjoined by industrial buildings to the west and south. The closest residential properties were on the opposite side of the Great South West Road (A30) which was a main distributor road to the east.

It was highlighted that all matters were reserved. It had been demonstrated that appropriate detailed design, which would be dealt with at a later stage, can be achieved within the proposed parameters and conditions and a legal agreement would ensure all other aspects of the scheme were fully compliant with policy.

Members discussed the application and suggested changing condition 22 to read 'shall only be permitted' rather than 'provided'. Members questioned the exit and entrances to the site and the parking. It was highlighted that garage owners would be less likely to sell available parking for those using the airport as it would leave less spaces for its customers; it could have an impact on the work that was proposed to be carried out on site.

The recommendation for approval along with the changes outlined in the addendum was moved, seconded and on being put to the, vote was unanimously agreed.

Resolved -

1. That delegated powers be given to the Head of Planning, Green Spaces and Culture to grant planning permission subject to:

A) Entering into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or S278 of the Highways Act 1980 (as amended) and/or other appropriate legislation to secure:

i) Construction Training (financial sum for workplace coordinator and in-kind delivery of training scheme);

ii) Air Quality Management contribution £25,000;

iii) 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.

iv) Project Management and Monitoring Sum: a financial contribution

equal to 5% of the total cash contribution.

B)That in respect of the application for planning permission, the applicant meets the Councils reasonable costs in preparation of the Section 106 and/or 278 Agreements 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)If the Legal Agreements have not been finalised by 30th May 2014, delegated authority be given to the Head of Planning, Green Spaces and Culture to refuse planning permission for the following reason:

'The applicant has failed to deliver necessary offsite highway works and to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of construction training, air quality management, Green Travel Plan and Project Management and Monitoring). The proposals therefore conflicts with Policy AM2, AM7 and R17 of the adopted Local Plan and the Councils Planning Obligations SPG.'

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

F)That conditions outlined in the officers report including changes in the addendum be imposed subject to changes negotiated by the Head of Planning, Green Spaces and Culture prior to issuing the decision.

86.

FORMER THE BRIDGE AND EARLY YEARS CENTRES, ACOL CRESCENT, SOUTH RUISLIP - 65847/APP/2014/427 (Agenda Item 8)

Redevelopment of the site to provide a residential block containing 28 units for social and supported housing including parking and ancillary works (involving demolition of existing buildings).

Officers introduced the report and referred members to the addendum sheet that had been circulated.

Planning permission was sought for the demolition of the existing buildings on the site and its redevelopment of the site to provide a residential block containing 28 units for social and supported housing including parking and ancillary works.

With regard to the very material planning history there was no objection to the principal of the development and the proposal to provide two additional units, which would make better use of the land in accordance with planning policy.

Officers informed the Committee that the Access Officer had requested no amendments to the Evacuation Management Plan. Members questioned the parking on site, including motorcycle parking. Officers referred to the addendum which clarified the levels of parking for the site. It was agreed that the rewording of condition 13 be delegated to officers.

The recommendation for approval along with the changes outlined in the addendum was moved, seconded and on being put to the, vote was unanimously agreed.

Resolved -

A) That the Council enter into a Statement of Intent/Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) or other appropriate legislation to secure the following:

- 1. Affordable Housing: 100% affordable housing with 50% of the units to be supported housing**
- 2. Education: £15,439**
- 3. Health: £7514.12**
- 4. Libraries: £797.64**
- 5. Community Facilities: £10,000**
- 6. Construction Training in line with the Council's SPD.**
- 7. Project Management & Monitoring Fee: 5% of total cash contributions.**

B) That in respect of the application for planning permission, the applicant meets the Councils reasonable costs in preparation of the Section 106 and/or 278 Agreements 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) If the Legal Agreements have not been finalised by 9th May 2014, delegated authority be given to the Head of Planning, Green Spaces and Culture to refuse planning 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 (in respect of affordable housing, education, health, libraries, community facilities, construction training or project management). The proposals therefore conflicts with Policy R17 of the adopted Local Plan and the Councils Planning Obligations SPG.'

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

F) That the conditions in the officers report including changes made in the addendum be imposed subject to changes negotiated by the Head of Planning, Green Spaces and Culture prior to issuing the decision.

87. **BUILDING 63 PHASE 500, RIVERSIDE WAY, UXBRIDGE - 56862/APP/2014/170 (Agenda Item 9)**

Redevelopment of the site to provide 1 x industrial unit (2361sqm) for B1(c), B2 and B8 uses and a 80 bedroom hotel (C1 use) with associated restaurant, bar and meeting facilities (755sqm), car parking, landscaping, lighting, plant and equipment and associated works.

Officers introduced the report and referred members to the addendum sheet that had been circulated.

It was explained that 105 car parking spaces would be provided to service the hotel, restaurant and meeting room facilities while 22 parking spaces would be provided to serve the industrial unit. The hotel would also be provided with a dedicated taxi drop off space and both aspects of the development would be provided with both motorcycle and cycle parking spaces.

The proposal also included the reinstatement of a green landscaped area and the provision of a footpath linking Riverside Way and St John's Road to the existing footpath running to the east. The hotel was set back within the site so that it avoided harm to the attractive off-site landscaping alongside the River Colne.

No objections were raised to the principle of the development for a commercial unit and a hotel and restaurant facility. The view that this facility would support local businesses has been expressed strongly in the letters of support relating to the application.

In respect of car parking, it was noted that both TfL and the Council's Highways Officers have expressed the view that the level of parking proposed for the development was too high and would encourage unnecessary unsustainable trips by private car. This concern was noted, but did need to be weighed against the need to provide sufficient parking on-site to avoid parking on the surrounding roads and industrial area, concerns raised by both the applicant and local residents. An amendment to the head of terms was made for accuracy to include a Travel Plan Bond of £20,000 for this development.

Members were informed by officers that the Wildlife Trust owned Green Belt within the application site and they were responsible for maintenance.

The recommendation for approval along with the changes outlined in the addendum was moved, seconded and on being put to the vote was agreed.

Resolved -

1. That delegated powers be given to the Head of Planning, Green Spaces and Culture to grant planning permission subject to:

A) Entering into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or S278 of the Highways Act 1980 (as amended) and/or other appropriate legislation to secure:

i) Air Quality Management contribution £25,000;

ii) Construction Training (financial sum for workplace coordinator and in-kind delivery of training scheme);

iii) Employment and Training Initiatives end user phase/operators (strategy currently being considered by Officers);

iv) Hospitality training contributions (an in-kind scheme is currently being negotiated with the Councils Economic Development Team)

v) Green Travel Plan and Construction and Logistics Plan including Service and Delivery Plan;

	<p>vi) Highways/S278 works;</p> <p>vii) Provision of a publicly accessible pedestrian footpath running along the sites southern and eastern boundary;</p> <p>viii) Financial contributions towards Tree Works within the adjoining nature reserve; £5,000;</p> <p>ix) Financial contribution towards maintenance of the footpath; £575 per annum for a period of 10 years;</p> <p>x) Energy contribution of £45,000; and</p> <p>xi) Project Management and Monitoring Sum: a financial contribution equal to 5% of the total cash contribution.</p> <p>B) That in respect of the application for planning permission, the applicant meets the Councils reasonable costs in preparation of the Section 106 and/or 278 Agreements and any abortive work as a result of the agreement not being completed.</p> <p>C) That Officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.</p> <p>D) If the Legal Agreements have not been finalised by 30th May 2014, delegated authority be given to the Head of Planning, Green Spaces and Culture to refuse planning permission for the following reason:</p> <p>'The applicant has failed to deliver necessary offsite highway works and to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of employment, hospitality and construction training, air quality management, Green Travel Plan and Logistics Plan, Highway/S278 works, provision of a publicly accessible pedestrian route, tree works and footpath maintenance contributions and in-lieu energy contributions). The proposals therefore conflicts with Policy AM2, AM7 and R17 of the adopted Local Plan and the Councils Planning Obligations SPG.'</p> <p>E) That subject to the above, the application be deferred for determination by the Head of Planning, Green Spaces and Culture under delegated powers, subject to 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>F) That the conditions in the officers report including changes in the addendum be imposed subject to changes negotiated by the Head of Planning, Green Spaces and Culture prior to issuing the decision.</p>
	<p>The meeting, which commenced at 6.00 pm, closed at 6.54 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Danielle Watson on . Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.