



# HILLINGDON

LONDON

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| <b>Meeting:</b> | <b>Major Applications Planning Committee</b>    |              |               |
| <b>Date:</b>    | <b>7 May 2014</b>                               | <b>Time:</b> | <b>6.00pm</b> |
| <b>Place:</b>   | <b>Committee Room 5, Civic Centre, Uxbridge</b> |              |               |

## ADDENDUM SHEET

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| <b>Item: 6</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Page: 13</b> | <b>Location: Former Golden Cross Public House,<br/>Botwell Lane, Hayes</b> |
| <b><i>Amendments/Additional Information:</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 | <b><i>Officer Comments</i></b>                                             |
| <p>The Heads of terms of the S106 should be amended to read:</p> <ol style="list-style-type: none"><li>1. 100% Affordable housing,</li><li>2. Highways: S278/S38 Agreement to reinstate the public footway where the existing accesses would be closed on Botwell Lane, Printing House Lane and Golden Crescent,</li><li>3. Education contribution - £62,385</li><li>4. Health: A financial contribution equal to <math>£216.67 \times 47.5 = £10,291.83</math></li><li>5. Libraries: A financial contribution equal to <math>£23 \times 47.5 = £1092.5</math></li><li>6. Construction training - £2500 per £1m build cost plus Coordinator Cost: <math>22/160 \times £71,675</math> or in kind scheme.</li><li>7. Tree planting within the highway</li><li>8. Project Management &amp; Monitoring fee: A financial contribution equal to 5% of the total cash contributions.</li></ol> <p>2. 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 the 30<sup>th</sup> June 2014, or any other period deemed appropriate that delegated authority be given to the Head of Planning, Green Spaces and Culture to refuse the application for the following reason:</p> |                 |                                                                            |
| <p>Condition 4 should be amended to read as follows:</p> <p>No development shall take place until details of all materials and external surfaces, including details of external doors, windows, canopies, balconies and the rooftop enclosure have been</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |                                                                            |

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| <p>submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such. Details should include information relating to make, product/type, colour and photographs/images.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| <p>Condition 5 should be amended 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> <ol style="list-style-type: none"> <li>1. Details of Soft Landscaping <ol style="list-style-type: none"> <li>1.a Planting plans (at not less than a scale of 1:100),</li> <li>1.b Written specification of planting and cultivation works to be undertaken,</li> <li>1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate</li> </ol> </li> <li>2. Details of Hard Landscaping <ol style="list-style-type: none"> <li>2.a Refuse Storage to be covered and secure</li> <li>2.b Means of enclosure/boundary treatments, including the roof garden</li> <li>2.c Car Parking Layouts (including demonstration that 8 parking spaces are served by electrical charging points (2 active and 6 passive) and 2 disabled parking spaces)</li> <li>2.d Hard Surfacing Materials</li> <li>2.e External Lighting</li> <li>2.f Other structures (such as play equipment and furniture)</li> </ol> </li> <li>3. Living Walls and Roofs <ol style="list-style-type: none"> <li>3.a Details of the inclusion of living walls and roofs; or</li> <li>3.b a justification as to why no part of the development can include living walls and roofs</li> </ol> </li> <li>4. Details of Landscape Maintenance <ol style="list-style-type: none"> <li>4a. Landscape Maintenance Schedule for a minimum period of 5 years.</li> <li>4b. Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.</li> </ol> </li> <li>5. Schedule for Implementation</li> <li>6. Other <ol style="list-style-type: none"> <li>6a. Existing and proposed functional services above and below ground</li> <li>6b. Proposed finishing levels or contours</li> </ol> </li> </ol> |  |

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| <p>Thereafter the development shall be carried out and maintained in full accordance with the approved details.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                            |
| <p>Condition 6 should be amended to read as follows:</p> <p>Notwithstanding the details shown on the submitted plans, prior to the commencement of works on site, revised details shall be submitted to and approved in writing by the Local Planning Authority the provision of 30 cycle parking spaces and details to indicate that safe access can be provided to the basement by cyclists which avoids the need to use the vehicular ramp. The doors on the ground floor and basement leading to/from the cycle store should automatically open and close and the lift should be redesigned to accommodate cycles.</p> <p>The scheme shall be carried out in strict accordance with the approved revised details which shall thereafter be retained.</p>                                                                                         |                                                                                            |
| <p>Condition 12 should be amended to read as follows:</p> <p>No unit hereby approved shall be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority which indicates the provision of a minimum of one space per unit. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.</p>                                                                                                                                                                                                                                                                                                                                                                       |                                                                                            |
| <p>Replace Energy &amp; Sustainability Statement, Rev. A, December 2013 with Energy and Sustainability Statement Rev. B March 2014, received 4/4/14.</p> <p>Add Sustainability Officer's further comments:</p> <p>I have no objections to the proposed scheme subject to it proceeding in accordance with the revised energy strategy (March 2014) and the roof plan drawing 13289_PL_014 Rev. E.</p> <p>The development must proceed in accordance with the approved plan unless otherwise agreed in writing with the local planning authority.</p> <p>Replace condition 16 (Energy Assessment) with:</p> <p>RES5 (General Compliance with Supporting Documentation), to include 'Reduction in energy use and renewable technology installation [Drawing. No. 13289_PL_014 Rev. E and Energy and Sustainability Statement, Rev. B, March 2014].</p> | <p>The Sustainability Officer advises that the latest revised statement is acceptable.</p> |
| <p>The standard secure by design condition is recommended as an</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                            |

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| additional condition:<br><br>The dwelling(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No dwelling shall be occupied until accreditation has been achieved.                                                                                                                                                                                                                                                                                                                                                                                                              |                |
| Prior to the commencement of the development hereby approved details of the access gate to the car park, incorporating facilities for its operation by disabled persons and emergency vehicles capable of being manually operated in the event of a power failure shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the access gate shall be installed in accordance with the approved details and maintained for so long as the development remains on site.<br><br>REASON<br>To provide safe and adequate access for pedestrians and vehicles accessing the new parking area in accordance with Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). |                |
| In the third paragraph of Section 3.3, replace 'the latter application' with 'the applications'.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | For correction |
| In second sentence of fourth paragraph on p. 40, replace 'has no windows' with 'only has small obscure glazed non-habitable room windows'.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | For correction |

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| <b>Item: 8</b>                                                                            | <b>Page: 71</b> | <b>Location: Bravo Taxiway, Heathrow Airport</b> |
| <b><i>Amendments/Additional Information:</i></b>                                          |                 | <b><i>Officer Comments</i></b>                   |
| Paragraph 7.08 delete "...which is located well within the boundary of Heathrow Airport." |                 | For clarity and accuracy.                        |

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| <b>Item: 10</b>                                                                                                                                                      | <b>Page: 113</b> | <b>Location: Former National Air Traffic Services, Porters Way, West Drayton</b>                                                     |
| <b><i>Amendments/Additional Information:</i></b>                                                                                                                     |                  | <b><i>Officer Comments</i></b>                                                                                                       |
| Amend plans list condition 1 to include revised drawings (and remove previous versions):<br><br>INL19036-11F Ground floor Proposals<br>INL19036-12E Podium Proposals |                  | Revised drawing received addressing Trees/Landscape Officer comments; plans list updated to reflect additional information received. |
| Remove Condition 3 which was requested by the                                                                                                                        |                  |                                                                                                                                      |

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| Trees/Landscape Officer and which is no longer required as the additional information has been received. |  |
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| <b>Item: 11</b> | <b>Agenda B</b> | <b>Location: Northwood College Educational Foundation, Maxwell Road, Northwood</b> |
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| <b><i>Amendments/Additional Information:</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b><i>Officer Comments</i></b> |
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| <p>Condition 3 should be amended to read as follows:</p> <p>The development hereby permitted shall be completed in accordance with the following supporting plans and/or documents:<br/>           Tree Survey and Report prepared by Tree Sense Arboricultural Consultants dated 19/02/14<br/>           Energy Statement prepared by SiBCAS dated 16/02/14</p> <p>Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.</p>                                                                                                                                                                                                                                                                                                |                                |
| <p>The following additional condition is recommended:</p> <p>8. No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.</p> <p><b>REASON</b><br/>           To safeguard the amenity of surrounding properties in accordance with policies BE13 and OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).</p> |                                |