



HILLINGDON

LONDON

Meeting:	Major Applications Planning Committee	
Date:	12 June 2014	Time: 6:00pm
Place:	Committee Room 5, Civic Centre, Uxbridge	

ADDENDUM SHEET

Item: 5 Page: 1	Location: Garage Block Site, Culvert Lane, Uxbridge
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
<p>A second petition of objection containing 20 signatures was received during the first round of consultation.</p> <p>A additional objection has been received and raises the following concerns/objections:</p> <p>i) did not receive a response to previously submitted concerns</p> <p>ii) was not re-consulted or notified of new committee date</p> <p>iii) The application site includes the access way at the rear of 19 Church Close</p>	<p>i) Previous comments have been recorded and addressed in the officer's report</p> <p>ii) A re-consultation letter was sent to the consultee in question</p> <p>iii) The issue of rights of way is a civil matter and not a material planning consideration.</p>
<p>Amend plans list and condition 1 to include the revised proposed site plan (drawing ref: 2013/D119/P/03 Rev E (and remove previous version):</p>	<p>Revised drawing received showing cycle storage in the rear garden; plans list updated to reflect revised drawing.</p>

Item: 6 Page: 19	Location: 4 Longwalk Road, Stockley Park
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
<p>Amend paragraph 1 of the Summary to read: The application seeks planning permission for extensions, refurbishment, and alterations to existing office building, together with associated works, including landscaping and alterations to car parking.</p>	<p>For clarity and to correct an error.</p>
<p>Amend Condition 4 to read: No installation of any external materials shall take place until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority.</p>	<p>For clarity and precision.</p>

Thereafter the development shall be constructed in accordance with the approved details and be retained as such.	
Amend Condition 5: Delete '2.g Other structures (such as play equipment and furniture)'	For clarity and precision.

Item: 7 Page: 43	Location: Brunel University, Kingston Lane, Hillingdon
Amendments/Additional Information:	Officer Comments:
Summary (page 44) Amend beginning of of paragraph 4 In terms of the principle of the development, the proposal is considered to comply with site specific Saved Policy PR22 of the Local Plan 2012 and as such, does not constitute a departure from the Development Plan or inappropriate development in the Green Belt. Notwithstanding this the applicant, sets out very special circumstances.....	Having given further consideration to the weight to be attached to Local Policy PR22, and in light of paragraph 89 of the NPPF, it is concluded that the development would not constitute inappropriate development in the Green Belt.
The principle of the development (page 71) Amend paragraph 4. The works would not increase the developed area of the campus and although parts of the structure would be close to 14 metres high, it is not considered that the building would have a significant impact on the openness of the Green Belt in this location. On balance, it is therefore considered that the proposal does not constitute inappropriate development in the Green Belt. Notwithstanding this, the applicant sets out very special circumstances to justify the development.....	Having given further consideration to the weight to be attached to Local Policy PR22, and in light of paragraph 89 of the NPPF, it is concluded that the development would not constitute inappropriate development in the Green Belt.
Conclusion (page 83). Replace first sentence. The proposed use of the building for research and development use is considered to comply with the site specific Part 2 Policy PR22 of the Local Plan and on balance, it is considered that the proposal does not constitute inappropriate development in the Green Belt. or a departure from the Development Plan.	Having given further consideration to the weight to be attached to Local Policy PR22, and in light of paragraph 89 of the NPPF, it is concluded that the development would not constitute inappropriate development in the Green Belt.
Amend Condition 14. Delete: 'Before any part of the development is occupied'.	For clarity.

<p>Amend Condition 19 Delete: 2a (Refuse Storage) Replace 2b with: 16 secure and covered cycle storage spaces Replace 2d with: Car Parking Layouts for 11 car park spaces (including 1 space to mobility standards and demonstration that 2 of the parking spaces are served by electrical charging points)</p>	<p>For clarity and precision.</p>
<p>Add Condition 20. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall comply with the current University Travel Plan (as amended) secured by the existing section 106 agreement dated 16 April 2004.</p> <p>REASON To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with London Plan (July 2011) Policies 6.1 and 6.3.</p>	<p>To promote sustainable transport and comply with the terms of the application.</p>

<p>Item: 9 Page: 1-32</p>	<p>Location: Land adjoining Guru Nanak Sikh Academy, Beaconsfield Road, Hayes.</p>
<p><i>Amendments/Additional Information:</i></p>	<p><i>Officer Comments:</i></p>
<p>One comment received from Friends of Minet Country Park. Comments are summarised as follows:</p> <ul style="list-style-type: none"> ● Concern regarding the impact of the school expansion on highway traffic and safety in Springfield and surrounding roads; ● some restrictions have been added but do not include the area alongside where planning application is; ● Travel plan and Transport Assessment have not been updated since previous submission so do not take into account new TfL guidance on monitoring and evaluation; ● Applicants need to demonstrate that the Travel Plan for rest of the school are being implemented with the latest figures; ● Concern over proposed loss of tree (Red Oak T5). The replacement is not considered to compensate for the loss of the semi-mature tree which contributes to the street scene and provides screening. The Council should consider a TPO to protect Red Oak T5 and the Oak T4. ● It is recommended that the applicants negotiate an alternative means of a temporary access through the adjoining car park of the Hayes & Yeading Football Club. 	<p>- The Councils Highways officer has reviewed the application and his comments are contained within paragraph 6 of the report which address these comments.</p> <p>- The loss of this tree was considered by the Councils Tree Officer (see comments in paragraph 6), who raised no objection to the removal of this tree given that it is close to the Oak (T4) which will help fill the space.</p>