



HILLINGDON

LONDON

Meeting:	Major Applications Planning Committee	
Date:	27 August 2014	Time: 6:00pm
Place:	Committee Room 5, Civic Centre, Uxbridge	

ADDENDUM SHEET

Item: 5 Page: 1	Location: FORMER MASTER BREWER SITE FREEZELAND WAY
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
Delete drawing no. 09032 P0-510 from drawing list (page 1) and condition 2 (page 6).	This landscape drawing relates to application ref: 4266/APP/2014/519.
SUMMARY (page 2); paragraph 1, line 4)	For clarity.
Delete: 'a 100 sqm safer neighbourhoods unit'.	
One additional letter making representations has been received and is summarised below: i) Although Tesco is doing its best to eliminate many of our concerns, there is still traffic congestion.	The comments are noted. These issues have been dealt with in the main body of the report.
RECOMMENDATION 2.(i) (page 4) Delete 'Construction Logistics Plan' from the proposed heads of terms.	This requirement is already secured by condition 22.
RECOMMENDATION 2.(i) (page 4) Add: 'for the express coach routes between London and Oxford' after Coach parking enhancements on Freezland Way	For clarity.
RECOMMENDATION 2.(ix) (page 5) For the avoidance of doubt, the applicants have offered to deliver 100% of the affordable (Block A) and also "block B" to "shell and core" prior to occupation of the retail and hotel scheme. The applicants have also offered to implement residential blocks C, D & E no later than the sale of 50% of the units in Block B.	For clarity.

Amend second sentence of condition 9 (page 8) The plan shall include details of parking allocation of 5 brown badge spaces, 20 blue badge spaces and 6 parent and children spaces within the retail car park.....	To provide clarity and precision to the condition.
Amend condition 16 (page 11) 2.b Secure and covered cycle storage :4 for the hotel and 32 for the retail units. Delete 2.d.	To provide clarity and precision to the condition.
Additional Highway Engineer's comments (Page 65 after paragraph 6). It should be noted that a number of these observations related to cumulative impacts arising from the Bride Hall development at Hillingdon Circus, which was subject to a live planning application at the time the previous reports were done. However, at the time of writing this report, no subsequent application or appeal has been lodged on the adjacent Bride Hall site. As such, there are no cumulative impacts to be considered. Nevertheless, the applicant has undertaken this work as sensitivity test, to ascertain the highways impact of the development in conjunction with the neighbouring scheme.	For clarity.
The coach stop enhancements on Freeland Way mentioned in various sections of the report relate to the express coach routes between London and Oxford; the Oxford Tube and Oxford Express (X90). TfL requested that the developer improves both the access to and the waiting environment at the Oxford bound stop on Freezeland Way, as identified in the PERS audit. No off site coach parking on Freezeland Way is proposed for use by the hotel.	For clarity.
Overprint (page 13 1st. line) Prior to the commencement	For clarity.
Page 69 paragraph 3 - Electric charging points Condition 30 requires electric charging points to serve 20% of all car parking spaces. This is fully compliant with London Plan standards. All other references which are different in the report are superceded by this condition.	For clarity.

Item: 6 Page: 119	Location: FORMER MASTER BREWER SITE FREEZELAND WAY
Amendments/Additional Information:	Officer Comments:
Delete drawings 09032 P0-511 and 09032 P0-500 from	These landscape drawings relate to

drawing list (page 119) and condition 15 (page 127).	application ref: 4266/APP/2014/518.
RECOMMENDATION 2.(i). (Page 121) Delete 'Construction Logistics Plan' from the proposed heads of terms (page 122).	This requirement is already secured by condition 27.
RECOMMENDATION 2.(i) (page 122) Add: 'for the express coach routes between London and Oxford' after Coach parking enhancements on Freezland Way	For clarity.
RECOMMENDATION 2.(viii) (page122) The air quality contribution of £25,000 is applicable to each of the applications (full and outline). For the avoidance of doubt, a total contribution of £50,000 is sought. For clarity, all other financial contributions are not duplicated in this way.	For clarity.
RECOMMENDATION 2.(iv) Amend the Affordable Housing heads of terms Add:' including review mechanism' at the end of the head of terms.	To add clarity and precision to the heads of terms.
Amend condition 11 - Blue badge parking (page 126) Add the following text at the beginning of the condition: Notwithstanding the submitted plans, a minimum of 1 parking space per wheelchair unit or 10% of the total parking provision (whichever is greater), with dimentions....	To add clarity and precision to the condition.
Amend condition 13 (page 126) Delete: 'without the written consent in writing of the Local Planning Authority'.	To add clarity and precision to the condition.
Amend condition 19 (page 129) Add ' and layouts for 5 motorcycle spaces' at the end of 2.d Add: 2.h - Details of childrens play areas.	To add clarity and precision to the condition.
Two additional letters making representations have been received and are summarised below: i) This is the worse of two evils. I would prefer this development to the massive Morrison's scheme. ii) There is too much traffic to and from the A40 iii) No need for retail outlets in Long Lane.	The comments are noted. These issues have been dealt with in the main body of the report.
Sustainability Officer's comments (page 167) Delete Sustainability - Electric Vehicle Charging Points condition text.	Condition 32 requires electric charging points to serve 20% of all car parking spaces, with a further 20% adequately serviced for future installation.. This is fully compliant with London Plan standards. All other references which are different in the report are superceded by this condition.

Item: 7 Page: 209	Location: The Old Vinyl Factory, Blyth Road, Hayes
Amendments/Additional Information:	Officer Comments:
Add the following plans: 6187-SK-E200 Veneer Store Car Park Lighting Specification - 23/07/2014 Amend Conditions 1 and 2 to reflect the additional plans.	Additional lighting details have been provided to demonstrate that there will be no impact on neighbouring properties.

Item: 8 Page: 227	Location: HAYES SWIMMING POOL, BOTWELL LANE
Amendments/Additional Information:	Officer Comments:
RECOMMENDATION (page 229) Amend Recommendation 3. Delete reference to construction training facilities.	The development does not trigger a requirement for a construction training contribution, as the build costs is less than £2m.
Amend Condition 2 (page 229) Delete: 3176/108 Rev. J; LIDL 1811-11E (Landscape) and 3176/110REV.C Add: 3176/108 Rev. K; LIDL 1811-11G (Landscape) and 3176/110 REV. D.	To reflect the latest revisions to the scheme.
Condition 7 first line: (page 231) No site clearance or 'construction work'.	To clarify illegible wording.
Amend condition 8 2c (page 231) Car parking layouts (including demonstration that 12 of the parking spaces are served by electrical charging points, the provision of 3 parent & child spaces, 3 brown badge spaces and layouts for 3 motorcycle spaces).	To add clarity and precision to the condition.
Amend condition 16 (page 234) Delete: 'without the written consent in writing of the Local Planning Authority'.	To add clarity and precision to the condition.
Amend condition 22 (page 236) There shall be no loading or unloading of vehicles, including the collection of refuse, except between: 0700 and 2300, Mondays to Saturdays and 09 00 to 1800 Sundays, Public or Bank Holidays. REASON To safeguard the residential amenity of the occupiers of adjoining and nearby properties and in order to safeguard the satisfactory redevelopment of the adjoining site,	The condition as originally worded, prevents the applicants from servicing the store on Sundays or Bank Holidays when it will be open for trade. Given that the submitted Noise Assessment concluded that the proposed servicing operation was considered acceptable in terms of noise emission to the dwellings in the vicinity, the condition has been amended to allow servicing of the

which has development potential, in accordance with Policies OE3 and BE14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).	store at least 1 hour before it opens and up to closing time.
3.2 Proposed scheme (page 243) Amend Paragraph 4 The proposed store would feature a mono-pitched roof, with a maximum height of 8.1 metres, sloping down to 4.8 metres at the rear.	For clarity.
Internal Consultees; S106 Officer comments (page 255) The development does not trigger a requirement for a construction training contribution, as the build costs is less than £2m.	For clarity.
7.01 The principle of the development (page 256) Delete reference to 64 parking spaces. The revised access arrangement has resulted in a reduction of 2 spaces. 62 parking spaces are now proposed.	To reflect the revised layout.
7.12 Disabled Access (page 267) Delete reference to 6 parent & child spaces. 6 disabled spaces and 3 parent & child spaces are now proposed.	To reflect the revised layout. This level of provision is considered acceptable.
7.14 Trees, landscaping and ecology (page 270 paragraph 2) 2 new trees have been shown on the revised landscape drawing, in the landscape strip at the front of the site.	To reflect the updated drawings. The final landscaping details are subject to conditions.
7.17 Flooding or Drainage Issues (page 272, para. 2) No green roofs are proposed as part of the development for the site. However, condition 3 requires a justification as to why no part of the development can include living walls and roofs.	For clarity.

Item: 11 Page: 335	Location: Comfort Inn Hotel, Shepiston Lane
Amendments/Additional Information:	Officer Comments:
Condition 7 - delete sections '2.a. Refuse Storage which shall be covered and secure' and '2.c. Means of enclosure/boundary treatments' (page 338).	Sections are not relevant to the proposal.
Condition 9 - delete words 'without the prior consent in writing of the Local Planning Authority' (page 339).	To clarify authority required for changes.

Item:12 Page: 355	Location: Bourne Court
Amendments/Additional Information:	Officer Comments:
<p>Condition 9 (page 359)</p> <ul style="list-style-type: none"> - Delete section 2a - 'Covered and secured refuse storage' - Amend section 2b to read - 'Covered and secure cycle storage for 40 bicycles' - Amend section 2c - delete 'for 40 bicycles' - Amend section 2d to read - ' Car parking layouts for 64 cars (including demonstration of 10% provision for disabled users, and 20% active and 20% passive electric charging points.' - Delete section 3a and 3b 	<p>For clarity and precision</p>
<p>Add condition RES11 - Play Area provision of details No development shall commence until details of play areas for children have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the play areas shall be provided prior to the occupation of any unit within the development and maintained for this purpose.</p> <p>REASON To ensure that the development makes adequate provision of childrens play space in accordance with Policy R1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011 Policy 3.16</p>	<p>The site is located more than 400m from a childrens play area. On site provision is therefore required in accordance with the UDP and London Plan.</p>
<p>Amend condition 17 (page 363) to read: The first and second floor windows and balcony glazing in the south west elevation of both the houses and Block B shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.</p> <p>REASON To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)</p>	<p>For clarity and precision.</p>
<p>Amend condition 20 (page 363) - Parking allocation to read: The development shall not be occupied until a parking allocation and management plan to include disabled and electric charging spaces and the main allocation of residents parking to all the units, has been submitted to and approved in writing by the Local Planning Authority. 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>For clarity and precision.</p>