



# HILLINGDON

LONDON

<b>Meeting:</b>	<b>Major Applications Planning Committee</b>	
<b>Date:</b>	<b>17 July 2014</b>	<b>Time: 6:00pm</b>
<b>Place:</b>	<b>Committee Room 5, Civic Centre, Uxbridge</b>	

## ADDENDUM SHEET

<b>Item 6</b>	<b>Page: 21</b>	<b>Location: 272 - 276 Bath Road, Sipson</b>
<b>Amendments/Additional Information:</b>		<b>Officer Comments:</b>
An amended Proposed Second Floor plan has been received showing the link between buildings (see Appendix 1).		For Clarity.

<b>Item 7</b>	<b>Page: 53</b>	<b>Location: Land at Sipson Farm, Sipson Road</b>
<b>Amendments/Additional Information:</b>		<b>Officer Comments:</b>
Delete: Recommendations 1 and 2. (page 54) Add: 'Approval subject to the following conditions'.		The Mayor of London does not need to be consulted further on this application.
Correspondence from the Greater London Authority (GLA):  "I refer to your letter received on 26 June 2014 consulting the Mayor of London on the above planning application, which is referable under category 2A of the Schedule to the Order 2008. I have assessed the details of the application and have concluded that the proposal to vary condition two of planning permission 45408/APP/2009/340 dated 21 May 2009 in order to extend the deadline for completion of permitted operations from 20 May 2014 to 5 August 2017 does not raise any new strategic planning issues.  Under article 5(2) of the above Order the Mayor of London does not need to be consulted further on this application. Your Council may therefore proceed to determine the application without further reference to the GLA".		

<b>Item 11</b>	<b>Page: 131</b>	<b>Location: Charter Place, Vine Street, Uxbridge</b>
<b>Amendments/Additional Information:</b>		<b>Officer Comments:</b>
<p>The applicant seeks the ability to install ancillary uses (including Classes A1 (Retail), A3 (Cafe/Restaurant) or D2 (Gym)). In the absence of any specific tenants or operation, it is unknown at this stage where, and if at all, this flexible use floorspace will be located within the building.</p> <p>Add standard condition COM11 - restricting the D2 use to a gym.</p>		For Clarity.

<b>Item 12</b>	<b>Page: 165</b>	<b>Location: 21 High Street, Yiewsley</b>
<b>Amendments/Additional Information:</b>		<b>Officer Comments:</b>
<p>All references in the report to refer to 51 flats, three commercial units (one cafe A1/ A3 class and two retail units A1 class) comprising 335m<sup>2</sup> (including canal side sitting out area), 53 car parking spaces, 3 motorcycle spaces and 51 cycle parking spaces.</p>		For consistency and to provide clarity.
<p>Alter the Heads of terms by including a requirement for a review mechanism.</p> <p>Add comments from the Council's independent consultants, Christopher Marsh &amp; Co Ltd, received on 09 July 2014, which conclude that:</p> <p>The appraisals now presented in their revised form are robust. However, the prospects for financial change during the build period are considerable and on that basis, assuming there are no other substantive grounds for refusal, we would recommend that the Council requires the applicants secure the 5 affordable housing units and to enter into a flexible planning agreement, which includes a review mechanism, in which subsequent changes in financial variables, in particular an improvement in sales values, trigger an additional financial contribution.</p>		For information and to ensure that the review mechanism is accordingly included within the final S106 agreement.
<p>Amend Page 184, third paragraph, to replace the word "not".</p>		For clarity.
<p>Add to condition 2 Elevation Plans 300-00 and 301-01, delete street views 702-01 and 700-01, replace floor plan 201-01 with 201-02 and ;</p> <p>Replace Page 326 of the Agenda Pack with drawing PL 209-02 and add to the agenda drawing PL 300-00</p>		For clarity and to ensure all relevant drawings are referenced in the final decision notice.

(Attached as Appendix 2).	
Amend Condition 3 to state that the Topographic Survey was carried out “by Site Visions Surveys Ltd.”	For clarity.
Amend condition 13 to state “Commercial Units required to achieve a rating of Very Good.”	To ensure BREEAM requirements do not place excessive burdens on the development so as not to hinder construction.
Amend pre-commencement requirement from Condition 21 - Energy Provision; Condition 23 - Noise Mitigation Measures; Condition 24 – Bentinck Road Wall and Condition 27 to state “ <i>the details shall be submitted and approved by the stage whereby construction works are at damp proof course level</i> ”.	In liaison with the applicant and in accordance with the Government’s latest consultation / objectives of reducing pre-commencement conditions and encouraging development to commence on site so as not to hinder construction with details that are not commencement dependent.
<p>Replace wording of condition 16 to state:</p> <p>A landscape scheme shall be submitted to and approved in writing by the Local Planning Authority by the stage whereby construction works are at damp proof course level. The scheme shall include: -</p> <ol style="list-style-type: none"> <li>1. Details of Soft Landscaping <ol style="list-style-type: none"> <li>1a. Planting plans (at not less than a scale of 1:100),</li> <li>1b. Written specification of planting and cultivation works to be undertaken,</li> <li>1c. 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>2a. Refuse Storage for the commercial and residential elements of the scheme</li> <li>2b. Means of enclosure/boundary treatments, including position, height and materials proposed for the boundaries at roof level</li> <li>2c. Hard Surfacing Materials</li> <li>2d. External Lighting</li> <li>2e. Car Parking Layout with 53 parking spaces (including demonstration that 3 parking spaces are served by electrical charging points)</li> </ol> </li> <li>3. Living Walls and Roofs <ol style="list-style-type: none"> <li>3a. Details of the inclusion of living walls alongside Bentinck Road.</li> </ol> </li> <li>4. Details of Landscape Maintenance</li> </ol>	For accuracy.

<p>4a. Landscape Maintenance Schedule for a minimum period of 5 years.</p> <p>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.</p> <p>5. Schedule for Implementation</p> <p>6. Other</p> <p>6a. Existing and proposed functional services above and below ground</p> <p>6b. 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><b>REASON</b> To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).</p>	
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<b>Item 13</b>	<b>Page: 217</b>	<b>Location: Craxton House, Trout Road, Yiewsley</b>
<b><i>Amendments/Additional Information:</i></b>		<b><i>Officer Comments:</i></b>
All references in the report to refer to 35% affordable units.		In liaison with the applicant and in accordance with current policy requirements and applicant's funding/ partnership arrangements.
<p>Recommendation A(1)-1 be amended as follow:</p> <ul style="list-style-type: none"> <li>• The Head of Term relating to Highways: S278/S38 agreement be removed</li> </ul> <p>Condition 4 to be amended to delete reference to drawing No. IT1399/TS/02.</p> <p>Add the following condition:</p> <p>"Development shall not begin until details of the access to the basement car parking area (including where appropriate carriageways, footways, kerb radii, levels, ramps and means of surfacing) have been submitted to and approved in writing by the</p>		To avoid duplication and costs associated to a legal agreement as the additional details can be secured and agreed via the suggested additional condition.

<p>Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the access arrangements must be permanently retained and used for no other purpose at any time.</p> <p><b>REASON</b> To ensure pedestrian and vehicular safety and convenience and to ensure adequate access is provided to the basement car park in compliance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).”</p>	
<p>Amend condition 7 to state:</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>1a. Planting plans (at not less than a scale of 1:100),</li> <li>1b. Written specification of planting and cultivation works to be undertaken,</li> <li>1c. 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>2a. Refuse Storage, including size and design of refuse lift, room, door and maintenance of the same</li> <li>2b. Cycle Storage for 52 bicycles</li> <li>2c. Means of enclosure/boundary treatments, including details of the screening required for the defensive space at the front and rear of the ground floor flats as to ensure the privacy of these residents and position, height and material proposed for the boundaries at roof level</li> <li>2d. Car Parking Layouts for 44 vehicles (including demonstration that 2 parking spaces are served by electrical charging points)</li> <li>2e. Hard Surfacing Materials</li> <li>2f. External Lighting</li> <li>2g. Other structures (such as play equipment and furniture).</li> </ol> </li> <li>3. Living Walls and Roofs <ol style="list-style-type: none"> <li>3a. Details of the inclusion of living walls and roofs</li> <li>3b. Justification as to why no part of the development</li> </ol> </li> </ol>	<p>For accuracy.</p>

can include living walls and roofs.

4. Details of Landscape Maintenance

4a. Landscape Maintenance Schedule for a minimum period of 5 years.

4b. 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.

5. Schedule for Implementation.

6. Other

6a. Existing and proposed functional services above and below ground

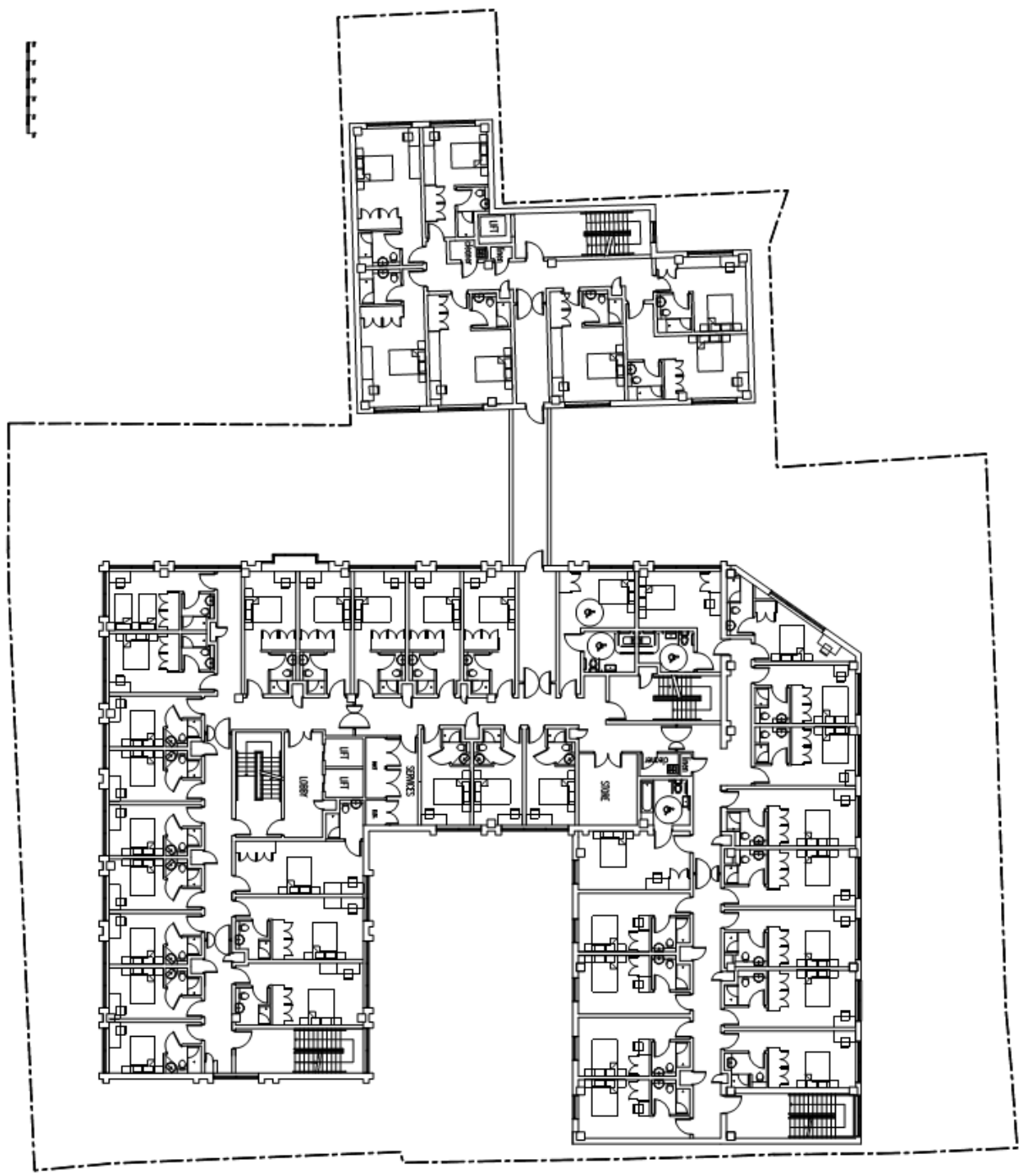
6b. Proposed finishing levels or contours.

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

**REASON**

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (July 2011).

Appendix 1 - 272 - 276 Bath Road, Sipson (Item 6)



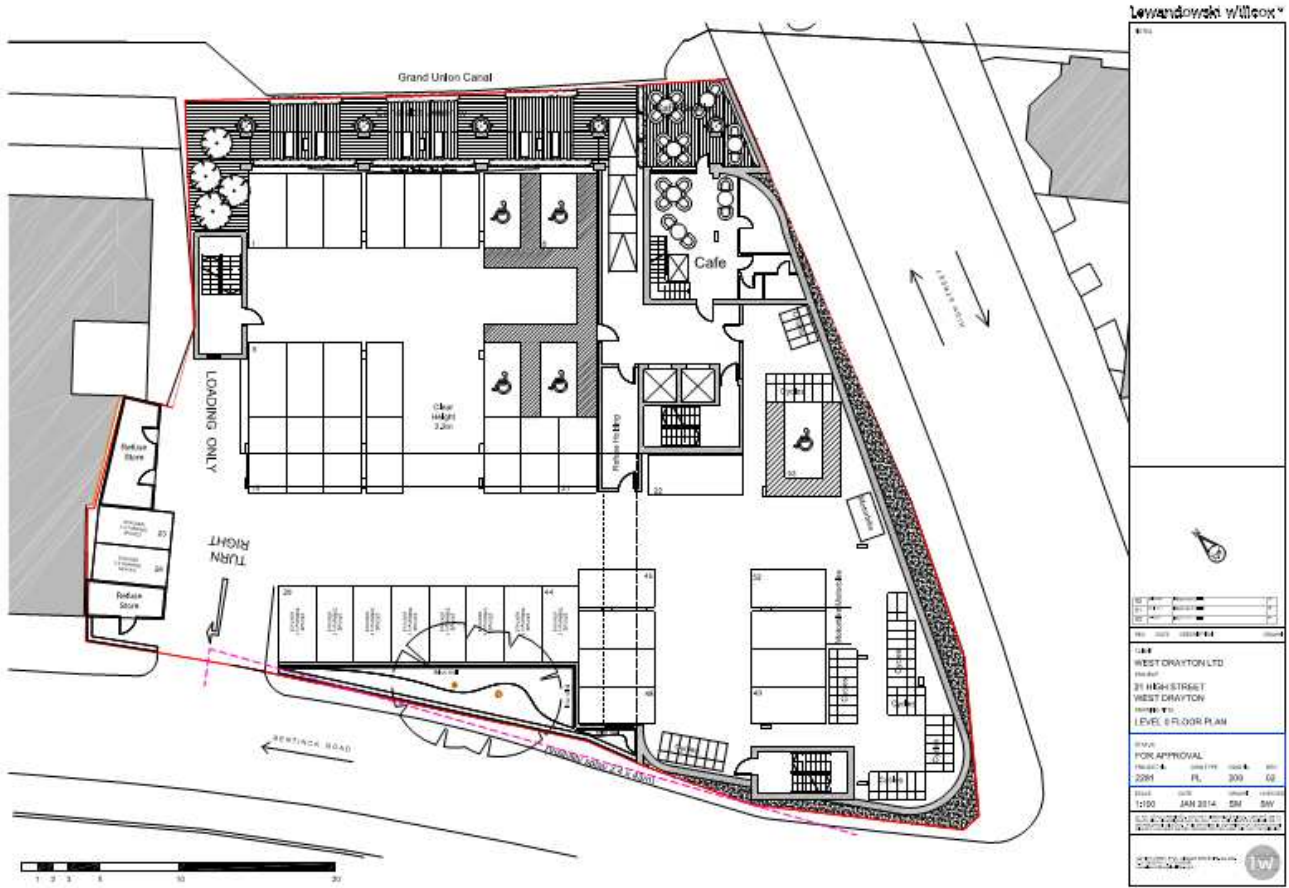
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PLANNING PERMISSION

14th July 2014

Appendix 2 - 21 High Street, Yiewsley (Item 12)







Canalside Elevation



High Street Elevation



DATE			
NO	DATE	DESCRIPTION	DRAWN
CLIENT			
WEST DRAYTON LTD			
PROJECT			
21 HIGH STREET			
WEST DRAYTON			
DRAWING TITLE			
ELEVATIONS 1 & 2			
STATUS			
FOR APPROVAL			
PROJECT NO	DWG TYPE	DWG No	REV
2281	PL	300	00
SCALE	DATE	DRAWN	CHECKED
1:200	JAN 2014	SM	BMW
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