



HILLINGDON

LONDON

Meeting:	Major Applications Planning Committee		
Date:	30 October 2013	Time:	6.00pm
Place:	Committee Room 5, Civic Centre, Uxbridge		

ADDENDUM SHEET

Item: 6	Page: 9	Former British Legion Club, Sipson Road
<i>Amendments/Additional Information:</i>		<i>Officer Comments</i>
Amend plans list, condition 2 and condition 3 to replace all references to plane '833/RDP/P02 Rev A' or '833/RDP/P02 Rev B' with '833/RDP/P02 Rev C'		For accuracy and to reflect receipt of an amended plan rationalising the parking layout.
Delete condition 5.		<p>The condition should be removed for two reasons:</p> <ol style="list-style-type: none"> 1. Subject to compliance with condition 7 the trees will not be damaged, accordingly the condition is not necessary. 2. The trees to be retained are offsite and the landowner would not have authority to replace them without approval of the neighbouring occupier.
Amend condition 8 as follows: 2.d to say Car Parking Layouts for 17 vehicles (including provision of 5 wheelchair spaces and 2 electric charging points) Deleted point 2.a Delete point 2.b		For accuracy & robustness.
Additional informative: You are advised that any remediation strategy submitted in relation to the discharge of condition 14 will need to ensure that imported/landscaping soils are clean and free from contamination.		For the applicants information.

Item: 7	Page: 43	Land at 37 - 45 Ducks Hill Road, Northwood
Amendments/Additional Information:		Officer Comments
<p>1. In the Recommendation, at 2 and 3, replace 'S106 Agreement' with 'S106 Agreement/ Deed of Variation' and in 3, replace '08th July 2013' with '10th November 2013'.</p> <p>2. Add additional informative:-</p> <p>The applicant is advised that where the conditions requiring the submission of details have been discharged in connection with the original permission, the Local Planning Authority will not require these details to be re-submitted as part of this new planning permission where those details would remain the same.</p>		<p>1. For clarification and correction.</p> <p>2. For completeness.</p>

Item: 8	Page: 67	428A Victoria Road, Ruislip
Amendments/Additional Information:		Officer Comments
<p>Page 72. Delete all text under heading 'Highways:' until the second heading 'Highways:' on page 73.</p>		<p>The areas of text have been superseded by the subsequent highways comments which remain in the report.</p>
<p>A letter from Matalan has been received indicating that Matalan are no longer seeking to occupy the premises.</p> <p>In planning terms the potential occupier of the premises is not relevant. The traffic and retail impacts have been assessed in a generic manner having regard to the proposals at hand and would not be impacted by this change in situation.</p> <p>It is also considered that the proposals would still serve to enhance the prospects of the site being occupied in the future.</p>		<p>To be noted.</p>

Item: 9	Page: 81	428A Victoria Road, Ruislip
Amendments/Additional Information:		Officer Comments
<p>Amend condition 3 to delete: 2. a, 2.d, 2.g, and 5.</p>		<p>To ensure the condition does not require unnecessary details.</p>
<p>Delete condition 7.</p>		<p>The level of detail shown on the submitted plans is adequate and further details are not considered necessary.</p>
<p>A letter from Matalan has been received indicating that Matalan are no longer seeking to occupy the premises.</p> <p>In planning terms the potential occupier of the premises is not relevant. The traffic and retail impacts have been assessed in a</p>		<p>To be noted.</p>

<p>generic manner having regard to the proposals at hand and would not be impacted by this change in situation.</p> <p>It is also considered that the proposals would still serve to enhance the prospects of the site being occupied in the future.</p>	
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Item: 14	Page: 159	Kitchener House, Warwick Road, West Drayton	
<i>Amendments/Additional Information:</i>			<i>Officer Comments</i>
<p>A petition opposing the application has been received. The main issues raised relate to scale and massing, appearance, parking, highways safety and impact on the amenity of nearby residents.</p> <p>These issues are all discussed within the officer's report.</p>			To be noted.
<p>Amend condition 3 to:</p> <p>Delete 'Reduction in energy use and renewable technology installation [Report/Document]'</p> <p>Delete 'Allocated Car Parking for Residential Units: (Document 12034-02-14 Rev. B)'</p> <p>Add 'Provision of electric charging point: (Document 12034-02-14 Rev. B)'</p>			See reason.
<p>Add the following condition:</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. The allocation scheme shall ensure that one parking space is allocated to each unit and that wheelchair parking spaces are allocated to wheelchair accessible/adaptable units. 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>REASON To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan. (July 2011).</p>			See reason.
<p>The applicant has provided additional information in relation to existing use values. This has been reviewed in detail by the independent qualified assessor who is acting on behalf of the Council who has now confirmed that the existing use values contained with the financial viability assessment are accurate and have been evidenced. The financial viability assessment can therefore be validated and it can be confirmed that the proposal cannot provide any additional affordable housing.</p>			To be noted.