



# HILLINGDON

LONDON

<b>Meeting:</b>	<b>North Planning Committee</b>		
<b>Date:</b>	<b>07 January 2014</b>	<b>Time:</b>	<b>7.30 PM</b> or on the rising of the Major Applications Committee
<b>Place:</b>	<b>Committee Room 5, Civic Centre, Uxbridge</b>		

## ADDENDUM SHEET

<b>Item: 7</b>	<b>Page:37</b>	<b>Location: 15 Nicholas Way, Northwood</b>	
<b><i>Amendments/Additional Information:</i></b>		<b><i>Officer Comments</i></b>	
<p>Section 3.2 of the report, replace '380 sq metres' with '416 sq metres'</p> <p>It is also noted that the footprint of no. 17 Nicolas Way is approximately 328.74 sq m, as reported by the owner of the property.</p>		<p>Officers have double checked measurements on the plans and the gross external area of the ground floor (including the garages) is 416 sq metres.</p> <p>The figure is reported for accuracy purposes, the plans which have been subject to public consultation are accurate, and this does not impact on the officers assessment of any material planning matters, which have been assessed on the basis of the submitted plans.</p>	
Amend condition 10 to delete the word 'surface' from point 1.		To ensure the scheme relates to all water design.	
<p>Three additional pieces of correspondence have been received objecting to the scheme on the 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> of January. The correspondence has been circulated to member and its content summarised below.</p> <p>The correspondence dated the 4<sup>th</sup> January raises concerns that the system proposed to enable water to flow</p>		<p>The Council's flood risk officer does not consider that there will be any opportunity for material which might block the system to enter it and considered there to be no</p>	

<p>under the basement will become blocked and will not be possible for the owner to maintain. The correspondence on the 5<sup>th</sup> January raises a number of issues, a number of these relate to non-planning matters not relevant to this application. Those that relate to planning matters include:</p> <p>(i) Concerns regarding whether footprints have been reported correctly.</p> <p>(ii) Concerns regarding the maintenance of the drainage system.</p> <p>(iii) The principle of post-approval details for the drainage system. Stating the petitioners view that concerns with the precious scheme have not been addressed.</p> <p>(iv) Concerns that trees to be retained are not clearly identified.</p> <p>(v) Concerns that condition 10 does not make specific mention of a sub-soil drainage.</p> <p>(vi) Concerns regarding the adequacy of assessment of sub-soil drainage issues.</p>	<p>issues in terms of maintenance. The footprints are reported accurately in the addendum above.</p> <p>This is responded to under the 4<sup>th</sup> January correspondence.</p> <p>It is a well established principle that planning permission should be approved, where matter can be addressed by condition. Drainage matter have been considered in detail and the Council's Flood and Water Management Officer is of the view that an appropriate drainage system can be provided. In such circumstance it is wholly appropriate for this to be dealt with by condition.</p> <p>Detailed tree protection plans form part of the application and clearly show which trees are to be retained.</p> <p>The condition clearly requires that the scheme complies with the principles of the submitted strategy which addressed sub-soil. However, the word 'surface' has been removed so the condition requires details of all water design.</p> <p>The sub-soil surface issues are considered to have been given detailed and full</p>
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<p>The correspondence on the 6<sup>th</sup> refers to the fact that soakaway is ticked on the application form and expresses a view that soakaways will not work in a clay area.</p>	<p>consideration.</p> <p>This aspect of the application form would be overridden by the requirements of condition 10 which required submission of and approval of an appropriate scheme of sustainable water management.</p>
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<b>Item:9</b>	<b>Page:75</b>	<b>Location: 209 Swakeleys Road, Ickenham</b>	
<b><i>Amendments/Additional Information:</i></b>		<b><i>Officer Comments</i></b>	
<p>On p.78 there is a printing error. The first lines should read:</p> <p>'6. Tree Protection No site clearance or construction work shall take place until the details have been...'</p>		<p>For clarity.</p>	
<p>Amend condition 7 to: Delete point 2.c.</p>		<p>To remove unnecessary requirements.</p>	
<p>Add additional condition: 'Notwithstanding the plans hereby approved a minimum of 2 active electric vehicle charging points shall be installed within the parking area prior to occupation of the development. Thereafter the electric vehicle charging points shall be retained and maintained in working order for the life of the development.</p> <p>REASON To ensure provision of an appropriate number of electric vehicle charging points in accordance with policy 6.13 of the London Plan (June 2011).</p>		<p>See reason.</p>	
<p>Add standard condition relating to imported soils.</p>		<p>To ensure imported soils are not contaminated.</p>	

<b>Item:10</b>	<b>Page:97</b>	<b>Location: Land forming part of 11 and 11 Ducks Hill Road, Northwood</b>	
<b><i>Amendments/Additional Information:</i></b>		<b><i>Officer Comments</i></b>	
<p>Amend condition 7 to delete 2.c, 2.f and 2.g.</p>		<p>To remove unnecessary requirements.</p>	

Item:11	Page:97	Location: Unit B, New Pets at Home Store, Victoria Road, Ruislip	
<b>Amendments/Additional Information:</b>		<b>Officer Comments</b>	
<p>Amend condition 4 to read:</p> <p>'Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any order revoking and re-enacting that Order with or without modification or the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any order revoking and re-enacting that Order with or without modification the Class A1 floorspace hereby approved shall not be used for the retail sale of food and drink (other than refreshments intended for consumption on the premises by customers or consumption by animals), clothing &amp; footwear (other than clothing, footwear &amp; accessories intended for use in connection with motor vehicles, motorcycling, or vehicle repair and maintenance activities or clothing for animals), cosmetics, toiletries, pharmaceutical products, photographic equipment, newspapers, magazines &amp; books (other than those related to vehicle repair and maintenance or pets and pet care), stationery, jewellery, toys (other than pet toys), luggage, sports goods and fancy goods without the prior written consent of the Local Planning Authority.</p> <p>REASON To accord with existing restrictions on the sale of goods from the premises, to protect the vitality and viability of town and local centres and to encourage retail activity on sites which are more readily accessible by private motor vehicles in accordance with Policy E5 of the Hillingdon Local Plan Part One: Strategic Policies (November 2012), Policy LE2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), and Policies 2.15 and 4.7 of the London Plan (July 2011) and the National Planning Policy Framework.'</p>		<p>To ensure the condition aligns with the previous inspectors appeal decision and having regard to a request from the applicant.</p>	