



HILLINGDON

LONDON

Meeting:	North Planning Committee		
Date:	11 February 2014	Time:	6:00pm
Place:	Committee Room 5, Civic Centre, Uxbridge		

ADDENDUM SHEET

Item: 6	Page: 23	Location: 39 Copse Wood Way, Northwood
<i>Amendments/Additional Information:</i>		<i>Officer Comments</i>
Amend condition 6 to add after 5.b: 'The submitted landscaping plan should show how the edge of the cell web structure will integrate with the parts of the existing lawn that are to be untouched; and should also explain (by way of notes) that the levels and small retaining brick wall will not be altered / removed.'		For clarity.
Page. 39 Replace ' unduly affect the amenities of No.37.' with 'result in unacceptable impacts on the amenity of no. 37 Copse Wood Way.'		For clarity.
Add imported soils condition: Before any part of the development is brought into use, site derived soils and imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination. REASON To ensure that maintenance workers at the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).		For amendment.

Item: 8	Page:53	Location: 29 Broadwood Avenue, Ruislip
<i>Amendments/Additional Information:</i>		<i>Officer Comments</i>
A 27 signature petition has been received objecting to the proposal. The petitioners consider the development is unacceptable for the following reasons. (1) Bulk of the development is not subservient; (2) Over-Development of the plot; and		The petition is noted and these matters are addressed in the Committee Report.

(3) Out of character with the area.	
<p>Two additional individual letters of objection have been received raising concerns regarding:</p> <ul style="list-style-type: none"> • Impacts on neighbouring occupiers; • The appearance of the development in the street scene; • Potential impacts on the TPO tree; and • Potential impacts on flooding/drainage. 	<p>These comments are noted and the relevant matters are addressed in the Committee Report.</p>
<p>Further correspondence has been received relating to works which have been undertaken in the vicinity of the tree.</p> <p>The Council's Tree Officer has been to site and assessed the situation and currently considers there is no evidence of any damage to the protected tree. The tree officer will be re-inspecting the site at a later date, when it will be more apparent if damage has occurred.</p> <p>While this information is being reported for information it should be noted that these works are completely separate from the application which is being considered by the committee and is being dealt with by the council's Tree officer under the relevant legislation.</p> <p>The advice of the Council's Tree Officer in respect of the current application is that the development is acceptable subject to appropriate conditions.</p>	<p>For information.</p>
<p>Page 53 replace 'and semi-detached houses' with 'some of which have linked garages'</p>	<p>For clarity.</p>

Item: 9	Page:23	Location: 37 The Drive
<i>Amendments/Additional Information:</i>		<i>Officer Comments</i>
<p>Page 74 - There is an overprint. The first line of condition 14 should read:</p> <p>'Prior to the commencement of development a ground investigation shall be undertaken...'</p>		<p>For clarity.</p>
<p>Add the comments of the Tree /Landscape Officer:</p> <p>The site is occupied by large detached house within a generous sized plot on the west side of The Drive. There is a detached double garage on the northern boundary.</p> <p>To the front of the property there is a carriage driveway with much of the front garden sacrificed to the two entrances with paved landscape and parking. The extensive rear garden is largely laid to lawn, although there are specimen trees and shrubs along the side boundaries. The land to the front of the property is relatively level, but to the rear the Green Belt land slopes down across the west-facing escarpment of Uxbridge Golf course, beyond which lies the Colne Valley.</p> <p>The site lies within the area covered by Tree Preservation Order No. 316, with T4 a Common Walnut, shown on the schedule within the rear garden. This tree is no longer present on site.</p>		<p>To ensure these issues are appropriately addressed.</p>

The Design & Access Statement (3.1.8) confirms that there is a mature tree towards the rear of the site in the north-west corner. There are no other designations affording protection to the trees on site and no trees particularly close to the building which might constrain development.

PROPOSAL:

The proposal is to demolish the existing building and build a two-storey, detached house with habitable roof-space and basement/lower ground level, and single-storey garages with associated parking and amenity space. The application is a re-submission (see 2013/184).

LANDSCAPE CONSIDERATIONS:

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

- No trees or other significant landscape features will be affected by the proposal. However, existing trees/shrubs/hedges close to the development area should be protected during from damage during the demolition and construction operations.
- The new site layout includes siting the building further back into the site. The front building line will be similar to the neighbouring properties. The carriage driveway will be retained – and extended to provide parking in front of the new house. The new three-car garage will be located in a similar location to that at present, on the side / northern boundary. The new site layout provides greater scope for soft landscape within the front garden which, subject to detail, will improve the street scene and landscape quality of The Drive.
- The basement level/lower ground floor exploits the natural fall of the land and will open out at ground level onto the rear garden.
- Landscape conditions are necessary to preserve and enhance the visual amenities of the locality and to ensure that adequate facilities are provided.

RECOMMENDATIONS:

No objection, subject to the above considerations and conditions RES8, RES9 (parts 1, 2, 5 and 6) and RES10.

Add the following standard conditions:

RES 8 (Tree Protection), RES9 - Parts 1, 2, 5 and 6 (Landscaping), RES10 (Trees to be retained), RES24 (Secure by Design) and Imported Soils condition (see Item 6 above).

Item: 10	Page:87	Location: 46 Dawlish Drive
Amendments/Additional Information:		Officer Comments
The application has been withdrawn by the applicant.		The application has been

	formally withdrawn and will not be considered.
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