



# HILLINGDON

LONDON

<b>Meeting:</b>	<b>Major Applications Planning Committee</b>		
<b>Date:</b>	<b>6 March 2014</b>	<b>Time:</b>	<b>6.00pm</b>
<b>Place:</b>	<b>Committee Room 5, Civic Centre, Uxbridge</b>		

## ADDENDUM SHEET

<b>Item: 7</b>	<b>Page: 9</b>	<b>The Old Vinyl Factory Site, Blyth Road, Hayes</b>	
<b>Amendments/Additional Information:</b>			<b>Officer Comments</b>
<p>Additional Information to be added to the proposal in section 3.2 to state:</p> <p>The application seeks a variation of Condition 4 (Phasing) of planning permission 59872/APP/2012/1838 dated 19/04/2013, to allow variations to phasing of approved 1 and 2, and to allow the Veneer Store and/or Record Stack car parks to come forward earlier than in the approved phasing. <i>To ensure the provision of affordable housing within the approved timescales, it is also proposed that The Assembly Building is included in phase 3, alongside the Picture-house.</i></p>			<p>For clarity, and to ensure it is noted that the affordable housing element of the scheme will be provided as part of Phase 3.</p>
<p>Employment Use:</p> <p>Section 7.01 of the committee report states that "...the revised phasing would result in some of the employment uses being delayed until later in the development of the site..." The applicant wishes to make it clear that there is an existing commitment to refurbish the lower three floors of The Record Store (rather than just the ground floor as required by the current s106 agreement) prior to occupation of the 140<sup>th</sup> dwelling.</p> <p>It is intended that the restoration of the Record Store Building will be accelerated within the proposed revised phasing, such that commencement will include fuller fit out ready for occupation of the ground three floors rather than just one floor (as now required), with further floors being fitted out alongside the progressive occupation of the building from bottom to top. This means that, from its outset, approximately one-half of the building (c.4,630sqm) will be immediately available for occupation rather than one-sixth (c. 4,540sqm) as presently committed – ready space to accommodate up to 250 extra jobs from the outset.</p> <p>Therefore, whilst the current approval requires:</p>			

<p><i>Prior to the occupation of the 140<sup>th</sup> dwelling, the carrying out of Shell and Core works to the Record Store, including fuller fit out of the ground floor ready for immediate occupation and the progressive fuller fit out of further floors within 6 months of the previous floor being 75% occupied in each case.</i></p> <p>The revised commitment will be:  <i>Prior to the occupation of the 140<sup>th</sup> dwelling, the carrying out of Shell and Core works to the Record Store, including fuller fit out of the ground, first and second floors ready for immediate occupation, the fuller fit out of the third floor within 6 months of the first three floors floor being 75% occupied and the progressive fuller fit out of remaining upper floors within 6 months of the previous floor being 75% occupied in each case.</i></p>	
<p>Delete Condition 13.</p>	<p>The requirements of Condition 13 for historic building recording have already been discharged as part of the previous outline approval.</p>
<p>Amend Condition 16 to read as follows:</p> <p>“a) Unless otherwise agreed in writing by the Local Planning Authority, no development or demolition shall take place in any relevant phase other than that in accordance with the previously approved and secured Written Scheme of Investigation.  b) The development of any relevant phase shall not be occupied until the site investigation and post investigation assessment for that phase has been completed in accordance with the programme set out in the previously approved Written Scheme of Investigation and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.”</p>	<p>The requirements of Condition 16a for a scheme of archaeological investigation have already been discharged as part of the previous outline approval.</p>

<b>Item: 10</b>	<b>Page: 83</b>	<b>Initial House, 150 Field End Road, Eastcote, Pinner</b>
<b>Amendments/Additional Information:</b>		<b>Officer Comments</b>
<p>Amendments to condition 7 as follows:</p> <p>"No development shall take place until details of the green wall/<u>green roof</u> design and specification, <u>including maintenance plan</u>, hereby permitted, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.</p> <p><u>Access on to the Green Roof shall be for maintenance purposes only.</u></p> <p>REASON</p>		<p>Secure details of maintenance of the green wall and roof and prevent public access onto the Green Roof.</p>

<p>To ensure that the development presents a satisfactory appearance <u>and residential amenity in accordance with Policies BE13 and OE1</u> of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).</p>	
<p>Amendments to Condition 9:</p> <p>" No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure and the retaining walls and entrance to the basement car park (<u>including gates</u>); car parking layouts and <del>provision for 5% of all parking spaces to be served by electrical charging points</del>; cycle storage for 54 cycles; hard surfacing materials; external lighting; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs and external lighting); proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc.) and, an implementation programme.</p> <p>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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011)."</p>	<p>Details of electric vehicle charging points are shown on detailed plans; this is therefore secured through Condition 2.</p> <p>Details of proposed security measures and proposed gates around the site are also to be secured via condition.</p>
<p>Amendments to Condition 10 as follows:</p> <p>"No development shall take place until details of the children's play area <u>including security measures</u>, shown on drawing no CAS/1471/100, have been submitted to and approved in writing by the local planning authority. The play area shall be provided in accordance with the approved details, before any unit within the development is occupied, and shall be retained thereafter for use as a play area.</p> <p>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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011)."</p>	<p>Details of proposed security measures on the children's play area are to be secured via condition.</p>
<p>Amendments to Condition 17 as follows:</p> <p>" No flat shall be occupied until details of a parking allocation scheme, for the development hereby permitted, have been submitted to and approved in writing by the local planning</p>	<p>Securing 1 space per unit with disabled parking allocated to</p>

<p>authority. <u>This shall include 1 space per residential units with each disabled unit being allocated a disabled parking bay.</u> That scheme shall be operated in accordance with the approved details for the lifetime 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>	<p>the disabled residential units.</p>
<p>Amendment to condition 28:</p> <p>" All windows located on the third and fourth floor of the west (rear <u>elevation facing 1-4 Morford Close</u>) elevation of the development hereby approved shall be provided as obscure glazed <u>and non-opening. The windows shall be</u> retained as such for the life of the development.</p> <p>REASON: To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)."</p>	<p>Windows to be non-openable and obscure glazed to ensure amenity of local residents. Clarification is provided of which elevation is referred to due to the site orientation, for the avoidance of doubt.</p>
<p>Add the following additional condition:</p> <p>"Prior to the commencement of the development, details of the operation of the main access way gate by disabled persons, and manual operation of any gates in the event of power failure shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Thereafter the secure access arrangements shall be installed in accordance with the approved details and maintained so long as the development remains on site.</p> <p>REASON In order to ensure the development achieves an appropriate level of accessibility in accordance with Policy 3.8 of the London Plan (July 2011)."</p>	<p>See Reason</p>
<p>Amendment to Informatives 2 and 3 to delete '/REFUSE'</p>	<p>To correct a minor error in report.</p>
<p>Additional comments have been received from the Eastcote Residents Association stating the following:</p> <p>"As we have previously stated in our submissions for the various planning applications for this site, we are pleased to see such a derelict area being developed.</p> <p>We also believe that the proposed designs for the elevations are an improvement on the approved plans.</p>	<p>Comment noted.</p>

However, we are concerned that, overall the number of changes to the agreed plans amount to substantially more than a 'minor material amendment'.

We particularly take issue with two of these alterations:-

**The increase in the number of flats from 42 to 45:-**

- The reduction in the number of flats with each application that has been made, coming down finally to 42 was greatly applauded by local residents.
- We believe any attempt to raise the number again, even by 3 units, is a retrograde step, particularly when viewed in relation to the reduction in car park spaces. It is to go against the views of local residents, solely for profit, without offering any positive infrastructure results for the community.
- We ask that Hillingdon Council enforce its own Policy, as detailed in the Hillingdon Local Plan (draft), Site Allocation 6 for Initial House, in which it is stated that the Council will support a residential development of *up to a maximum of 42 units*.

**Windows overlooking Morford Close:-**

- We ask that they remain as *non-opening* opaque windows, as per the approved plans. Overlooking has been one of the Eastcote residents' main concerns regarding this development.

We would also ask that steps are taken to ensure that the flat

Comment noted.

This is addressed at section 7.02 of the Officer Report.

An in-lieu contribution for affordable housing has been provided as part of this application including other S106 obligations such as Town Centre Improvements, education etc.

The Site Allocations document has only been approved by Cabinet and is awaiting public consultation. At this stage this draft policy is afforded limited weight in the decision making process. Aside from the status of the document, applicants are not precluded from seeking to vary existing consents as all schemes are considered on a case by case basis to assess whether the scheme is acceptable and accords with all other planning policies.

Condition 28 has been amended to ensure the windows are non-opening.

roof area cannot be used as amenity space, ie access should only be allowed for maintenance purposes."	Condition 7 has been amended to prevent access onto the Green Roof area.
In summary, all of the above changes and additional comments received do not change the officer recommendation that this scheme should be approved subject to conditions and S106 agreement.	

<b>Item: 11</b>	<b>Page: 113</b>	<b>Site of Building 717, Sheffield Way and Southern Perimeter Road, Heathrow Airport</b>
<b><i>Amendments/Additional Information:</i></b>		<b><i>Officer Comments</i></b>
Replace plan number U151-P10 Rev B with U151-P10 Rev C, and amend condition 4 to reflect this change.		Additional landscaping show to ground floor.
Amend condition 3 as follows:  2.b Cycle Storage (covered and secure storage for at least 40 cycles).  2.d Car Parking Layouts (including the provision of 78 car parking spaces, and the demonstration that 16 electric car charging points (8 active and 8 passive) are provided, along with at least 9 disabled spaces, and 4 motorcycle parking spaces).		For clarity.
Correction:  The room numbers stated in sections 1 and 3.2 should read 602 rooms, not 601.		For clarity, as the proposal is for a 602 room hotel.

<b>Item: 12</b>	<b>Page: 159</b>	<b>Former Anglers Retreat PH, Cricketfield Road, West Drayton</b>
<b><i>Amendments/Additional Information:</i></b>		<b><i>Officer Comments</i></b>
Amend Head of term 2(ii):  Replace 're-reinstatement' with 'construction'.		
Amend condition 13  Delete' for the waterside area' at the end of section 1.d.		To provide clarity.
Amend condition 15:  No part of the development shall be occupied until details of the method of control for the designation and allocation of parking spaces on the basis of 1 space per the one and two bedroom flats and two spaces per the three bedroom houses has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the parking spaces shall be retained for the sole use of the individual units, in accordance with the approved		To provide precision and clarity to the condition.

details.	
<p>Add condition 24:</p> <p>Prior to the commencement of the development, details of the operation of the main access way gate by disabled persons, and manual operation of any gates in the event of power failure shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Thereafter the secure access arrangements shall be installed in accordance with the approved details and maintained so long as the development remains on site.</p> <p>REASON In order to ensure the development achieves an appropriate level of accessibility in accordance with Policy 3.8 of the London Plan (July 2011).</p>	See Reason.

<b>Item: 14</b>	<b>Page: 233</b>	<b>Former Yiewsley Swimming Pool Site, Otterfield Road, Yiewsley</b>
<b>Amendments/Additional Information:</b>		<b>Officer Comments</b>
<p>Replace the following listed drawing numbers: 2012/D66/03 Rev.B with 2012/D66/P/03 Rev.C 2012/D66/P/08 with 2012/D66/T/08 Rev.A.</p> <p>Add the following additional plans/documents: 2012/D66/P/110 (HGV Tracking) 2012/D66/P/111 (Ambulance Tracking) Unnumbered tracking diagram Solar Study for Adjoining Residential Properties prepared by London Borough of Hillingdon, dated 25/02/14.</p>		<p>Amended plans received to address minor inconsistencies in drawings.</p> <p>Tracking diagrams and Solar Study provided for information.</p>
Alter condition 3 as relevant to reflect amended and additional plan numbers.		To reflect updated plans.
Head of Term 1 - add "including two spaces served by electric vehicle charging points" between the words "spaces" and "shall."		To encourage sustainable travel.
<p>Add the following additional Head of Term:</p> <p>10. Highway works:</p> <ol style="list-style-type: none"> <li>1. Improvements at the junction of Otterfield Road and site access road;</li> <li>2. Improvements to the road, footway, pedestrian crossing, and car parking layouts within the site to adequately accommodate all swept paths, including servicing and deliveries for the Wilkinson store;</li> <li>3. Details of permanent traffic bollards, signage, road markings, and lighting within the site;</li> <li>4. Road Safety Audit;</li> <li>5. Location, type, and operation of the height barrier for the adjoining public car park.</li> </ol>		It is considered these issues are more appropriately addressed by way of the legal agreement than by condition.
Condition 6 (page 237) - the condition header is as follows: "COM7 Materials (submission)"		To clarify text overprint.

<p>The first line should read:</p> <p>"No development shall take place until details of all materials and external surfaces..."</p>	
<p>Condition 6 - delete words "including details of balconies."</p>	<p>None proposed.</p>
<p>Amend condition 7 as follows:</p> <p>2.a - Refuse Storage (Covered and Secure)</p> <p>2.b - Delete last sentence</p> <p>2.d - Delete current wording and replace with "On-site car parking layouts for 5 spaces, including 4 to disability standard."</p> <p>3.b - Delete</p>	<p>For clarity and to ensure no duplication of issues addressed by Heads of Terms.</p>
<p>Replace condition 16 with the following wording:</p> <p>Prior to the occupation of any part of the development, a Delivery and Servicing plan shall be submitted to and approved in writing by the Local Planning Authority. The Delivery and Servicing Plan shall include, amongst other matters, details of the types of vehicle (including size and weight), measures to minimise the impact of noise, the hours of delivery and measures to minimise lorries waiting outside the site to deliver. Deliveries shall be combined where possible in order to reduce numbers and frequency and the use of quieter and less polluting vehicles should be promoted.</p> <p>Servicing and deliveries to the site shall only take place between 08.00 hours and 18.00 hours Mondays to Saturdays.</p> <p>Thereafter the scheme shall be implemented in strict accordance with the approved details, unless otherwise approved in writing by the Local Planning Authority.</p>	<p>To provide precision and clarity to the condition.</p>
<p>Delete condition 22.</p>	<p>Replaced by Head of Term</p>
<p>Add the following condition:</p> <p>HO6 - Obscure Glazing The first floor east facing windows 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)</p>	<p>In the interests of residential amenity.</p>