

Minutes

## MAJOR APPLICATIONS PLANNING COMMITTEE

16 September 2014



HILLINGDON  
LONDON

Meeting held at Committee Room 5 - Civic Centre,  
High Street, Uxbridge UB8 1UW

	<p><b>Committee Members Present:</b> Councillors John Hensley (Vice-Chairman), Peter Curling, Jazz Dhillon, Ian Edwards, Henry Higgins, John Morgan, Brian Stead, Jas Dhot and David Yarrow</p> <p><b>LBH Officers Present:</b> James Rodger - Head of Planning, Environment &amp; Green Spaces, Adrien Waite - Major Applications Team Manager, Manmohan Ranger - Highways Engineer, Nicole Cameron - Legal Adviser, Gill Oswell - Democratic Services Officer</p>
55.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillors Eddie Lavery and Janet Duncan with Councillors David Yarrow and Jas Dhot substituting.</p>
56.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
57.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE MEETINGS HELD ON 17 JULY, 6 AUGUST AND 27 AUGUST 2014</b> (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 17 July, 6 &amp; 27 August 2014 were agreed as a correct record.</p>
58.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>There were no matters notified in advance or urgent.</p>
59.	<p><b>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED INPUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that items marked Part 1 would be considered in public and items marked Part 2 would be considered in private.</p>
60.	<p><b>EC HOUSE, SWALLOFIELD WAY, HAYES 38065/APP/2014/2143</b> (<i>Agenda Item 6</i>)</p> <p><b>Re-development of the site to provide 5 industrial units (Use Class B1(c), B2 and B8) with associated parking, servicing and landscaping (Involving demolition and refurbishment of existing units).</b></p> <p>Officers introduced the report providing the main details of the application; the amendments set out on the addendum sheet and advised that Condition 10 on the addendum sheet should read Condition 11.</p>

A member asked for clarification of the provision of electric points, cycle and motorcycle parking for the units.

Officers advised the Committee that that the provision of cycle storage was provided within the units. In relation to the motorcycle and electric points it was suggested that the wording of condition 8 - 2b be amended with the wording agreed by the Chairman and Labour Lead to ensure that the policy standard was achieved. This was agreed by the Committee.

The recommendation with the wording of condition 8 - 2b amended was moved, seconded and on being put to the vote was agreed.

**Resolved -**

**1. That delegated powers be given to the Head of Planning, Green Spaces and Culture to grant planning permission subject to:**

**A) Entering into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or S278 of the Highways Act 1980 (as amended) and/or other appropriate legislation to secure:**

- i) Air Quality Management contribution £12,500;**
- ii) Construction Training: £2500 per £1m of building costs + £9600 per phase of development for coordinator costs or an in kind scheme.**
- iii) Travel Plan including a £20,000.00 bond;**
- iv) Project Management and Monitoring Sum: a financial contribution equal to 5% of the total cash contribution;**

**B) That in respect of the application for planning permission, the applicant meets the Councils reasonable costs in preparation of the Section 106 and/or 278 Agreements and any abortive work as a result of the agreement not being completed.**

**C) That Officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.**

**D) If the Legal Agreements have not been finalised by 17th September 2014, delegated authority be given to the Head of Planning, Green Spaces and Culture to refuse planning permission for the following reason:**

**'The applicant has failed to deliver necessary offsite highway works and to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of employment, air quality management and Travel Plan). The proposals therefore conflicts with Policy AM2, AM7 and R17 of the adopted Local Plan and the Councils Planning Obligations SPG.'**

**E) That subject to the above, the application be deferred for determination by the Head of Planning, Green Spaces and Culture under delegated powers, subject to completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.**

**F) That if the application is approved, the conditions and informatives set out in the officer's report be imposed, subject to any changes negotiated by the Head of Planning, Green Spaces and Culture prior to issuing the decision, with the wording of condition 8 - 2b amended as follows:-**

	<p><b>'2.b.Car Parking Layouts (including 3 motorcycle parking spaces, 6 disabled parking spaces and demonstration that 5 parking spaces are served by electrical charging points - so far as practicable the disabled spaces and electrical charging points shall be evenly distributed between the units hereby approved.)'</b></p>
61.	<p><b>RAF UXBRIDGE, HILLINGDON ROAD, UXBRIDGE 585/APP/2014/2071</b> (<i>Agenda Item 7</i>)</p> <p><b>Reserved matters (appearance, landscaping, layout and scale) in compliance with conditions 2 and 3 for Phases 2B and 3A of the 'Southern Area' (85 dwellings - 8 x 2-bed houses, 31 x 3-bed houses, 39 x 4-bed houses, and 7 x 5-bed houses), of outline planning permission ref: 585/APP/2009/2752 dated 18/01/2012, for the proposed mixed-use redevelopment of the former RAF Uxbridge site.</b></p> <p>Officers introduced the report setting out the main issues of the application.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved - That the application be Approved, subject to the conditions and informatives set out in the officer's report.</b></p>
62.	<p><b>PACKET BOAT MARINA, PACKET BOAT LANE, COWLEY 53216/APP/2014/2300</b> (<i>Agenda Item 8</i>)</p> <p><b>Change of use of ten (10) existing leisure moorings to residential moorings.</b></p> <p>Officers introduced the report setting out the main issues of the application and the amendments set out in the addendum sheet circulated at the meeting.</p> <p>The Committee asked whether a condition to allocate and designate parking would be appropriate to ensure that the spaces were used for the purpose they were meant.</p> <p>Officers advised that as the plans showed parking spaces for the residential moorings a condition would be reasonable. The Committee agreed to the condition being added.</p> <p>A Member asked that as the proposal was for residential moorings, could a Community Infrastructure levy (CIL) be requested.</p> <p>Officers advised the Committee that the CIL only related to new floor space within buildings, so this application was not covered by the legislation.</p> <p>The recommendation for approval with an additional condition added in relation to allocated and designated parking was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved - That the application be Approved, subject to the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting and an additional condition in relation to the allocation and designation of parking for each residential mooring as follows:-</b></p> <p><b>'Each of the residential moorings hereby approved shall be allocated 1 of the parking spaces coloured purple on drawing PBMR/001 prior to the residential use of the mooring commencing. Thereafter the parking shall remain allocated for the use of the mooring in accordance with the approved scheme and remain under this allocation for the life of the development.</b></p>

	<b>REASON</b> 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).'
	The meeting, which commenced at 6.00 pm, closed at 6.20 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Gill Oswell on Democratic Services Officer: 01895 250693. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.