



HILLINGDON

LONDON

Meeting:	Major Applications Planning Committee	
Date:	29 October 2014	Time: 6:00pm
Place:	Committee Room 5, Civic Centre, Uxbridge	

ADDENDUM SHEET

Item: 5 Page: 1	Location: Land adjacent to Sipson Road Holloway Lane Harmondsworth
<i>Amendments/Additional Information:</i>	Officer Comments:
<p>One letter has been received from the applicant making representations</p> <p>The Report refers to the proposal which was subject to the pre application request submitted in June 2013 and not the actual submission</p>	<p>The assessment was based on the submitted plans and documentation. There are only minor discrepancies in the description of the development which do not alter the conclusions of the report</p>
<p>Summary (page 2) (second paragraph)</p> <p>Delete: 'some stands being 3.7 meters above ground level on the northern boundary'</p> <p>Proposed scheme (page 5) -Second paragraph</p> <p>Delete:' However some '4- panel' stands will be 3.7 metres above ground level on the northern boundary'.</p>	<p>These larger panels no longer form part of the development proposals</p> <p>(NB : The 4 panel stands were only a small element in the overall scheme as originally submitted).</p> <p>For the sake of clarity, the solar farm comprises 576 arrays each carrying forty-four solar pv panels laid out over thirty-four rows.</p>
The list of policies that have been taken into	These policies relate to the

consideration to arrive at the decision omits - Saved Policies OL21, OL22 & OL23. These policies were identified as being material considerations in the Council's Pre-Application Response.	restoration or reclamation of damaged, derelict or otherwise degraded land. The scheme does not include proposals to restore or reclaim this land. The conclusions of the report therefore remain robust.
Add Policies OL21, OL22 & OL23 to compulsory informative 2 (page 3) and list of policies (page 8)	For clarity.
The output of the Solar Farm is 6MW not 8MW. Delete reference to 8MW. Replace with 6 MW (page 5, 6th paragraph)	For clarity
The inverters are 2.5m high - not 3m high.	The inverters are 3.025 metres high but 2.5 metres high above made up ground level. This is only a minor element of the scheme and does not alter the conclusions of the report which remain robust.
Report refers to the bunds along the southern boundary potentially being increased in height	This would be subject to a detailed landscaping scheme in the event of an approval if deemed necessary
Report refers to additional planting 'on external slopes' but omits reference to significant other areas of new planting.	The proposed landscaping includes significant planting along the southern (Holloway Lane) and western (Harmondsworth Road) boundaries. In total 14,684 new trees, shrubs and hedge plants will be planted along these two boundaries.
Report refers to a cabin near the site entrance - no cabin is proposed.	The proposed structure near the site entrance off Sipson Road. is a sub station.
Additional discussions and clarifications have subsequently taken place between the applicant and the GLA since the Stage 1 report.	Any post GLA Stage 1 Report discussions between the applicant and the GLA will be picked up in the Mayor's Stage 2 Referral response
The overall level of the site will not be raised.	There will be a general raising of site levels as illustrated in the topographical survey (SIP005)
The report refers to 'Saved Part 2 Policy OL24' Delete: Saved Part 2 policy OL24 also requires such	UDP Policy 24 is not saved. Nature Conservation is covered by Local Plan part 1 Policy EM7

proposals to ensure any harm to sites of importance to nature conservation is minimised and that, as part of the restoration/aftercare scheme, remaining areas of nature conservation value are enhanced and new habitats created. (page 21 3rd para)	
page 22 3rd para as the site would still be designated Green Belt	The designation would remain in all but name but its function would be lost.
Most of the material harms and benefits are discussed separately, but they are not explicitly brought together in the required 'very special circumstances' exercise.	The material harms and benefits are clearly identified in the report and a reasoned judgement has been reached on that basis.
it fails to note the qualifications set out therein including those relating to: the volume of potentially suitable material (i.e. insufficient); and the environmental issues that are likely to arise if old landfill is excavated	The application has not been refused on this basis
Report cites the Stage 1 GLA report which states that "should planning be granted, a more detailed ecological survey should be undertaken	The application has not been refused on this basis. The LPA has not received any further formal comments from the GLA regarding this matter. Comments from the GLA post the Stage 1 report will be included in the Stage 2 referral letter from the Mayor.
The new fence will reduce the sense of enclosure and far from causing harm, should be included on the benefit side of 'very special circumstances' balancing exercise.	Notwithstanding that the weld mesh fence replaces an existing chain link fence, the proposed fencing would be utilitarian in nature .

Item: 6 Page: 39	Location: Holland and Holland Shooting School, Ducks Hill Road
Amendments/Additional Information:	Officer Comments:
One letter received from Councillor Lewis which makes the following comments: <ul style="list-style-type: none"> - Pleased the recommendation is for approval and fully supports the application; - The site is well maintained and managed, and they are good neighbours, restricting their hours of operation so as to not inconvenience neighbours on Bank Holidays, Sundays or late into the evening; - An enlarged club house will ensure that more and better use is made of the shooting school; 	Noted.

- Request that committee go with the officer recommendation for approval.	
Amend condition 6 to delete point 2.g.	This requirement is not considered necessary in respect of the application.
Add additional informative: 'You are advised that in relation to condition 6 the Local Planning Authority will expect a landscaping scheme which is commensurate to the works proposed (e.g. will ensure appropriate soft and hard landscaping for a reasonable area around the proposed new building). The Local Planning Authority does not expect the landscaping scheme to address the entirety of the application site.	For clarity.

Item: 7 Page: 63	Location: Sainsbury's Superstore, Long Drive
Amendments/Additional Information:	Officer Comments:
Add standard condition COM29 - No floodlighting.	To ensure any floodlighting or external lighting installed is appropriate.

Item: 9 Page: 117	Location: 10 - 14 Swan Road, West Drayton
Amendments/Additional Information:	Officer Comments:
Drawing refs: 14/3329/1 Rev B Proposed Site Layout and SK02 Rev B Swept Path Analysis have superseded Drawing refs: 14/3329/1 Rev A Proposed Site Layout and SK02 Rev A Swept Path Analysis which are in the plans pack.	For clarity
Amend condition 5 as follows: <ul style="list-style-type: none"> Change the wording of the condition to 'A landscape scheme shall be submitted to and approved in writing by the Local Planning Authority by the stage whereby construction works are at damp proof course level...' Amend 2.b Cycle Storage for 15 bicycles (which shall be covered and secured) Delete 2.g 	To ensure clear requirements
Amend condition 9 to insert the words ' beyond damp proof course level' between 'No development' and 'shall commence until'	To ensure a reasonable timeframe.
Amend condition 10 as follows: Change '10% of the units hereby approved' to 'one of the units hereby approved shall be designed and constructed to be fully wheelchair accessible or easily adaptable for residents who are wheelchair users'	To ensure clear requirements

<p>Replace condition 11 with:</p> <p>Prior to the occupation of any of the residential units hereby approved, one parking space shall be allocated and dedicated for the sole use of the occupants and visitors of each residential unit (with the disabled space being allocated to the disabled/easily adaptable unit). Thereafter the parking spaces shall remain allocated for the use of the associated unit 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 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and chapter 6 of the London Plan (July 2011).</p>	<p>See reason</p>
<p>Add new condition</p> <p>Prior to the occupation of any units hereby approved details of the access gate to car park, incorporating facilities for its operation by disabled persons, and capable of being manually operated in the event of a power failure shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the access gate shall be installed in accordance with the approved details prior to the occupation of any units and maintained for so long as the development remains on site.</p> <p>REASON To provide safe and adequate access for pedestrians and vehicles accessing the new parking area in accordance with Policies AM7 and AM8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).</p>	

<p>Item: 8 Page: 95</p>	<p>Location: Chequers Square, Uxbridge</p>
<p><i>Amendments/Additional Information:</i></p>	<p>Officer Comments:</p>
<p>Amend wording of Condition No.7 to the following text:</p> <p>Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall incorporate the use of methods to minimise the use of potable water through water</p>	<p>For clarity</p>

collection, reuse and recycling and incorporate water saving measures and equipment.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

<p>collection, reuse and recycling and incorporate water saving measures and equipment.</p> <p>Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.</p> <p>REASON</p> <p>To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).</p>	