



HILLINGDON

LONDON

Meeting:	Major Applications Planning Committee	
Date:	9th December 2014	Time: 7:00pm
Place:	Committee Room 5, Civic Centre, Uxbridge	

ADDENDUM SHEET

Item: 6 Page: 9	Location: Haydon School
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
Section 6. Replace all references to Northwood Residents' Association' with 'Northwood Hills Residents' Association.	To ensure that the name of the association providing comments is correctly reported.

Item: 7 Page: 33	Location: Building B5, 4 Roundwood Avenue
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
Section 2. Recommendation - replace requirement for £20,000 Bond with a £10,000 Bond	The Stockley Business Park has an existing Travel Plan which is effective. The extensions are of a scale which required a new travel plan, however revising this and signing up to the targets is considered to make the development acceptable in planning terms and accordingly a lower bond is considered acceptable in this case.
Condition 5 Delete 2.a Refuse Storage - covered and secured (& renumber remaining points) Amend 2.d to 2.c Car Parking Layouts including 15 disabled spaces, 8 motorcycle spaces, and 30 spaces served by electrical charging points including 15 active) Amend 2.b to 2.a Cycle Storage for 60 bicycles - covered and secured Delete 2.g Other Structure (such as play equipment and furniture)	To remove unnecessary requirements and ensure remaining requirements are clear. The GLA requested that parking provision is based on existing number of spaces. The proposed disabled, electric and motorcycle provision is based on Hillingdon standards if total floorspace (15,144sqm) was approved which is considered to be a reasonable application of the standards.
Condition 7 Change to "No development approved by this permission,	To provide flexibility for developer

except demolition, shall be commenced..."	
Condition 8 Change list to: "Sustainable measures and renewable energy in BREEAM Planning Pre-Assessment Report - Issue 1 August 2014 and Energy Strategy"	To ensure compliance with planning policies
Condition 9 Change to "Except for demolition, development shall not commence until"	To provide flexibility for developer
7.20 - Replace "£20,000 Bond" with "£10,000 Bond"	See recommendation above

Item: 8 Page: 55	Location: Hillingdon Hospital, Field Heath Road
Amendments/Additional Information:	Officer Comments:
In 2. Recommendation, at D), replace 29th December 2014 with 31st January 2015.	To reflect the extension of time agreed with the agent to determine this application.
In Condition 3, after 'external surfaces', add 'to include details of vehicle headlight screening' and in Reason, after 'BE13' add 'and OE1'.	For correction.
In Condition 4, delete Section 5.	For correction.
At end of Condition 6, add 'at an accessible location'	For correction.
Amend Highways Engineer comments on p.68. to replace text from 'The application as it currently stands cannot....' with: The application is for a temporary car park for a period of 5 years. A travel plan with inbuilt financial penalties for not meeting set targets has been agreed and the targets are to be phased to secure a reduction of staff parking over a 5 year period commensurate to the time that the additional parking spaces are to be provided for. Given, measures have been secured to reduce car parking demand over the period and the potential improvement to the operation of the highway network that would result from changes to the operation of the car parking, on balance, the scheme is considered acceptable in terms of highways and parking.	To more clearly describe the views of the highways engineer on the proposals.
In Internal Consultees Section, after Access Officer's comments, add:- 'Officer comment:- The application is for a temporary decked car park and the only realistic means of making the deck accessible for pedestrians other than the stairs would be to install a lift. This would be onerous and not cost effective on a temporary structure, particularly as a more appropriate solution would be to make additional provision for	For clarification.

disabled parking within the surface car park in an accessible location. This would be dealt with by Condition 6.'	
---	--

Item: 11 Page: 107	Location: Land at Garage/Nursery Brackenbridge Drive
Amendments/Additional Information:	Officer Comments:
Condition 15 Delete 2.a - Car Refuse Storage, 2.b. - Cycle Storage, and 2.d Car Parking.	Given that the scheme comprising dwellinghouses with private gardens and that parking layouts are provided these requirements are unnecessary.
Add new condition Prior to the occupation of any units hereby approved details of the access gate to garage courtyard, 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. 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).	See reason

Item: 12 Page: 129	Location: 23 Stonefield Way
Amendments/Additional Information:	Officer Comments:
2. Recommendation - Change A) to: "Grant planning permission subject to a Unilateral Undertaking under Section 106 of the Town and Country Planning Act (as amended) to secure: i) Air Quality Management Contribution - £12,500 ii) Project Management & Monitoring Fee = 5% of total cash contributions" Change D) to: "If the Legal Agreement has not been finalised by 14 th January 2015, 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 appropriate mitigation	Contribution to be secured through Unilateral Undertaking rather than S106 and development does not need a travel plan.

of carbon dioxide emissions and to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of air quality management). The proposals therefore conflicts with Policy R17 of the adopted Local Plan, London Plan Policy 2.15, the National Planning Policy Framework, the National Planning Practice Guidance and the Councils Planning Obligations SPG"	
Amend Condition 3 Replace [Energy Sustainability Report] with [TP Ruislip Energy/Sustainability Statement October 2014] Replace 'specify' with 'AM14 and AM15'	For accuracy and clarity.
Replace condition 4 with the following: 'Prior to occupation of the development hereby approved active provision of electric vehicle charging points shall be made to serve at least 2 of the parking spaces. Thereafter the charging points shall be maintained for the life of the development. REASON To provide facilities for and encourage the uptake of more sustainable modes of travel in accordance with Policies 5.8, 6.13 and Table 6.2 of the London Plan (July 2011).	A landscaping proposal is not considered feasible or necessary given the nature and location of the scheme. However, provision of electric charging points should be made in accordance with adopted policy.
Delete condition 5 - Loading/unloading/deliveries	No nearby residential properties and therefore no need to restrict deliveries.
Materials shall not be stacked or deposited to a height exceeding 2 metres above existing ground level. REASON In order to safeguard the visual amenities of the area in accordance with Policies OE1, BE13 and BE25 of the Hillingdon Local Plan: Part Two (November 2012) and London Plan Policy (July 2011) 7.1	See Reason.
7.20 - Planning obligations Delete ii Replace "S106" with "Unilateral Undertaking"	See recommendation above

Item: 13 Page: 151	Location: The Battle of Britain Bunker
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
Delete condition 8.	Given the temporary nature of the development and the requirement

	for land restoration in condition 1 a landscaping scheme it is not considered necessary or reasonable.

Item: 14 Page: 165	Location: West Drayton Cemetary
Amendments/Additional Information:	Officer Comments:
Amend condition 7 as follows: Delete 2.a Cycle Storage Replace the word 'Refuse' with 'Waste'	Cycle storage is not considered necessary given the nature of the development and to reflect that the site will generate waste other than normal refuse (e.g. landscape maintenance waste).

Item: 16 Page: 1 Agenda B	Location: Norwich Union House
Amendments/Additional Information:	Officer Comments:
In relation to the Delivery and Servicing Plan - this document deals solely with Waste Collection and the key provisions are. <ol style="list-style-type: none"> 1. Occupiers of the development will be required to place waste within the designated storage area; 2. Waste collections will be undertaken between 19.30 and 06.30, in order to minimise impacts on operations within Bakers Road; 3. Waste collection vehicles will primarily service the site from the service road, where vehicles will reverse in an exit the service road in forward gear. 4. On rare occasions if the service road is block they will service from the loading bay on the opposite side of the road. 5. Service vehicles will not wait in Bakers Road, except within the designated loading bay at any time. <p>It should be noted that refuse collection will be undertaken by a private contractor and this is secured by the existing legal agreement.</p>	To provide additional details.
In relation to the Parking and Delivery Management Plan - this document relates to general servicing and the management of the parking bay. The key provisions of the document are: Service Bay Area: <ol style="list-style-type: none"> 1. The on site service bay area will be utilised only by vehicles of no greater than 5.8m in length and 3m in height 2. Signage will be located at the junction with Bakers 	To provide additional details.

<p>Road to identify the location and maximum vehicle sizes</p> <ol style="list-style-type: none"> 3. Vehicles will access and exit the service road in forward gear, turning in the service bay area 4. Loading and unloading will be restricted to 20 minutes 5. The use of the area and compliance with the plan will be monitored by the management company. <p>Large Delivery Vehicles (those larger than 5.8m in length or 3m in height):</p> <ol style="list-style-type: none"> 1. Will service the site from the existing delivery bay on the opposite side of Baker Road; 2. Operators of the gym and retail units will be required to keep a servicing booking system for the loading bay and agree delivery times to minimise conflicts <p>Parking</p> <ol style="list-style-type: none"> 1. The disabled parking bay will be provided in the location shown on the approved plan, which is covered and the roller shutter which is electrically operated will prevent access by unauthorised persons. 2. Adequate width is provided in the service road for a car and service vehicle to pass 3. The operation of the bay will be monitored and enforced by the management company. 	
<p>The key provisions of the Demolition and Construction Management Plan are:</p> <ol style="list-style-type: none"> 1. Noise will be managed in accordance with BS 5228:2009. 2. Dust will be managed in accordance with The mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition' 3. Construction works audible at the boundary will be controlled to standard hours. 4. Small deliveries will enter the site, 5. Large Deliveries will be loaded from the front where agreement has already been obtained to temporarily suspend a bus bay and all deliveries will call 10 minutes prior to arrival to ensure clear access to the delivery areas is available and all deliveries are to be scheduled outside of peak hours. 6. All deliveries will be supervised and there will be a no waiting policy. 7. No contractor parking will be provided on site and contractors will be required to park in nearby public car parks 	<p>To provide additional details.</p>