



HILLINGDON

LONDON

Meeting:	Major Applications Planning Committee	
Date:	06 January 2015	Time: 6:00pm
Place:	Committee Room 5, Civic Centre, Uxbridge	

ADDENDUM SHEET

Item: 5 Page: 9	Location: FASSNIDGE MEMORIAL HALL - R/O HIGH STREET
	Officer Comments:
Additional signatures have been received on 19 December 2014 taking the total number of valid signatories on the petition to 75.	For accuracy
<p>Additional comments from EPU on Eco chamber effect.</p> <p>“You can get an increased level of noise due to façade reflections where you have a street flanked by buildings on both sides creating a canyon like effect. This would normally occur where you have a narrow street with tall continuous buildings on both sides of the road. In this case, the Cedars car park has gaps in between the different stories where noise can pass through. Therefore the reflections you would normally get in a canyon like effect is unlikely to occur here. Furthermore, It is likely the new proposed building would act as a noise screen and as a result you would get reduced noise levels between the two buildings.</p> <p>I have checked our records; we have not had any complaints made to us about noise from balconies above the Pavilions. We only had one complaint from a resident above the Pavilions about a ventilation system from M&S and this has been resolved. We have had no complaints about echo noise. Residents are more likely to hear voices from people passing by at night time due to the drop in background noise. “</p>	For information
Amend all references to cycle parking numbers to state 56 spaces.	To ensure accuracy.
Amend Head of Term iv) to insert ‘and a construction and logistics plan’ after ‘associated bond’	To ensure that construction impacts are addressed in respect of the

	comments of TfL and the Council's Highways Engineer.
Amend Head of Term v) to add 'and within public car parks'	To make it clear that the owners of units in the development cannot obtain long term parking permits in the nearby public car parks.
Amend condition 7 as follows: Replace '(including but not limited to) noise, air quality including dust, smoke and odour, , vibration and TV reception)' with '(including but not limited to vibration, TV reception)' Amend reason to ' In order to ensure that the proposal does not cause harm by way of vibration, loss of TV signal in accordance with sections 5 and 11 of the National Planning Policy Framework.	A number of the points raised are adequately addressed by legislation outside the planning system and this control should not be duplicated. However, construction management is necessary to address site specific issues and the reason is updated to reflect relevant policy.
Amend condition 10 to delete point 2.a and 2.f.	These requirements are unnecessary given the nature of the scheme and the details already provided.
Amend condition 14 to state: The development shall not be occupied until details of the proposed car parking layout, showing parking for four vehicles, including two disabled vehicles and one parking space served by an electrical charging point, have been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the two disabled spaces shall be allocated for the sole use of disabled occupiers of the residential buildings (or disabled visitors to the building) and the remaining two parking spaces shall be allocated for the sole use of the community hall. The parking spaces shall be used for no other purpose. REASON In order to minimise impacts on the safety and amenity of residents in accordance with policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).	To provide additional clarity.
Amend condition 16 to state: The development shall not be occupied until full details of the proposed pedestrian and vehicular access have been provided in a manner to be agreed in writing with the Local Planning Authority; and only the approved details shall be implemented. The details of the vehicular access shall include details of the pedestrian/vehicle visibility splays of 2.4 metres by 2.4 metres on each side of the access, the depth measured from the back of the footway and the widths outwards from the edges of the access and thereafter permanently retained; no fence, wall or other obstruction to visibility exceeding 0.6 metres in	The Highways Engineer indicated that the location of existing crossover for pedestrians is not shown on the submitted drawings and therefore it is not clear how it would be affected by the proposed vehicular access in close proximity. Changes may be required to the existing pedestrian crossover and/or the proposed vehicle crossover.

<p>height above the surface of the adjoining highway shall be erected within the area of the pedestrian visibility splays. The visibility splays shall thereafter be permanently maintained.</p> <p>REASON To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway in accordance with policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).</p>	<p>Condition 16 should therefore be revised to specifically cover this issue as any works required including amendments to the pedestrian crossing and traffic island are already covered within the S106 agreement as part of the off-site highway works.</p>
<p>Amend condition 25 to state: A scheme shall be submitted and approved in writing by the Local Planning Authority by the stage whereby construction works are at damp proof course level for protecting the proposed development from road traffic noise and from the dining hall noise. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.</p> <p>REASON To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic noise in accordance with policy OE5 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 7.15.</p>	<p>To include the provision of noise insulation measures between the residential and community elements of the development.</p>
<p>Add additional condition: No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.</p> <p>Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure and mitigation may be required to ensure that there is no detrimental impact on water supply or quality in accordance with the 'Water supply, wastewater and water quality' section of the National Planning Practice Guidance.</p> <p>The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the</p>	

details of the piling method statement.	
Add standard condition COM30 (contaminated land) with additional provision to ensure imported soils are clean.	
Add standard informative i28 (food hygiene)	For the applicants information.

Item: 6 Page: 55	Location: The Battle of Britain Bunker
	Officer Comments:
<p>Page 55 Amend list of drawing numbers as follows:</p> <p>1308 PL001 Location Plan 1308 PL002 Existing Site Plan 1308 PL004 Proposed Site Plan Rev02 1308 PL022 Plans Rev02 1308 PL023 Elevations Rev01 1308 PL024 Sections Rev01 Battle of Britain Education Visitor Centre - DAS</p>	For accuracy
<p>Page 55</p> <p>Amend recommendation to:</p> <p>That subject to referral to the Secretary of State, under the Consultation Direction 2009, delegated powers be given to the Head of Planning, Green Spaces and Culture to grant planning permission, subject to any relevant amendments agreed by the Head of Planning, Green Spaces and Culture and the following:</p> <p>A) That subject to the above, the application be deferred for determination by the Head of Planning, Green Spaces and Culture under delegated powers.</p> <p>B) That if the application is approved, the following conditions be imposed:</p>	To reflect GLA response
<p>Page 59</p> <p>Add following conditions:</p> <p>COM30- Contaminated Land</p> <p>1) (i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance Document on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA</p>	To deal with potential contaminated land

dispenses with any such requirement specifically and in writing:

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

(ii) If during development works contamination not addressed in the submitted remediation scheme is identified, the updated watching brief shall be submitted and an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a comprehensive verification report shall be submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

2) Condition to minimise risk of contamination from garden and landscaped areas

Before any part of the development is occupied, 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.

Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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Amend Greater London Authority response to:

The application has been referred to the Mayor of London as an application of Potentially Strategic Importance. The GLA have responded as follows:

"I have assessed the details of the application and have concluded that the proposal for erection of Battle of Britain Education and Visitor Centre with ancillary facilities does not raise any strategic planning issues.

"Therefore, under article 5(2) of the above Order the Mayor of London does not need to be consulted further on this application. Your Council may, therefore, proceed to determine the application without further reference to the GLA."

To reflect GLA response