

**Minutes****MAJOR APPLICATIONS PLANNING COMMITTEE**

9 December 2014

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



HILLINGDON  
LONDON

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Peter Curling, Jazz Dhillon, Carol Melvin, Brian Stead, Raymond Graham, John Morse and David Yarrow</p> <p><b>Also Present:</b> Councillors Jonathan Bianco and Duncan Flynn.</p> <p><b>LBH Officers Present:</b>  James Rodger, Head of Planning, Green Spaces and Culture, Manmohan Ranger, Highway Engineer, Adrien Waite, Major Applications Manager, Tim Brown, Legal Advisor, Danielle Watson, Democratic Services Officer.</p>
99.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Cllr John Morgan and Cllr Janet Duncan with Cllr Raymond Graham and Cllr John Morse substituting.</p>
100.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Cllr Brian Stead declared a non-pecuniary interest in Item 13 as he was a member of the 'Friends of the Bunker', and left the room and did not vote on the item.</p>
101.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING HELD ON 18 NOVEMBER 2014</b> (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 18 November 2014 were amended and agreed.</p> <p><i>Under points made by Ward Councillors, bullet point 14 - delete 'Halifax' and insert 'Nat West'</i></p> <p><i>Paragraph following points made by Ward Councillors - line 7 delete 'increasing and insert 'decreasing'.</i></p>
102.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>The Chairman notified the meeting that he had accepted an urgent item which was contained within agenda B.</p>
103.	<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></p>

(Agenda Item 5)

It was confirmed that items marked Part 1 would be heard in public and those marked Part 2 would be heard in private.

104. **HAYDON SCHOOL, WILTSHIRE SHARE, EASTCOTE, PINNER - 9556/APP/2014/3306** (Agenda Item 6)

**Construction of an external 3G Artificial Turf Pitch (ATP) with fencing, floodlighting and a storage container.**

Officers introduced the report and referred members to the addendum sheet that had been circulated.

The application related to Haydon School on Wiltshire Lane which sought permission for the construction of an external 3G artificial turf pitch with fencing, floodlighting and a storage container. The proposal would also involve landscape remodelling and the creation of a bund between the pitch and nearby residential properties.

Members noted that there was no objection in principle to the provision of an artificial pitch on a sports field, which would facilitate increased sports use, however, there were significant concerns in relation to the visual impact of the proposed development, which included a grass bund, fencing and floodlighting.

There was insufficient information provided by the applicant to demonstrate that the proposals would not have an adverse impact on the highway network.

In accordance with the Council's constitution a representative of the petitioners objecting the proposals addressed the meeting.

The petitioner objecting to the proposals made the following points:

- Had lived opposite school for over 25 years.
- Her children had attended the school.
- Wanted to represent local residents/
- There was a significant risk of flooding in the area.
- Houses at the bottom of the Hill had sandbags.
- Surface run-off water should be controlled.
- The River Pinn was in a high flood risk area.
- There would be noise and light pollution.
- There was not enough parking for residents.
- There was traffic congestion.
- There had been problems with Anti-Social Behaviour.
- The report was relevant and the Council should prioritise its residents.

A representative of the applicant raised the following points:

- More parking would be available on the site where the current tennis courts were located.
- Traffic issues needed to be investigated.
- Would like to know the appeal process as the application had been

recommended for refusal.

Local Ward Councillors also spoke in objection to the proposals and made the following comments:

- Residents had raised some concerns.
- The proposal was for semi commercial gain.
- Believed that Ealing Rugby Club wanted to utilise the site.
- There would be a considerable loss of Green Space.
- The application was a large proposal and would take away the majority of the schools playing field.
- There had been other applications in the Borough that had created the same feeling with local residents.
- There was no adequate parking in the local area.
- Confused as to why the school would demolish their tennis courts to accommodate more parking on site.
- There were several other Rugby Clubs within the local area, why was another facility needed.
- There would be an increase in pollution.
- Haydon School was close to Joel Street.
- Haydon School was one of the largest in the Borough.
- The visual aspect of the scheme would be detrimental to the local area.
- The representative did not have the right information.

Members discussed the application and agreed with the officer's recommendation for refusal. Members agreed that no thought had been put into the application and that more work needed to be done before it was brought back before Committee. Members considered that the proposals would have an adverse impact on the character and appearance of the area.

The recommendation for refusal was moved, seconded and on being put to the vote was unanimously agreed.

**Resolved - That the application be refused as per the officers' report.**

105. **BUILDING B5, 4 ROUNDWOOD AVENUE, STOCKLEY PARK - 37205/APP/2014/3056** (*Agenda Item 7*)

**Extensions, refurbishment, and alterations, including re-cladding, to existing office building, together with associated works, including landscaping and alterations to car parking.**

Officers introduced the report and referred members to the addendum sheet that had been circulated.

The application related to building B5, 4 Roundwood Avenue. Planning permission was sought for extensions, alterations and refurbishment of an existing office building.

There was no objection to the principle of the refurbishment and extension of the existing building which was located within a designated office park. The parking provision on the site, which consisted of 412 spaces, exceeded the requirement for the extended office under adopted policy, therefore, additional provision would be made for disabled spaces, electric spaces and motorcycle parking to improve and update the

facilities for future occupiers.

Members noted that the development was considered to have an acceptable appearance and accords with adopted policy in all other aspects.

The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.

**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.**

106. **HILLINGDON HOSPITAL, PIELD HEATH ROAD, HILLINGDON - 4058/APP/2014/2373** (*Agenda Item 8*)

**Erection of a temporary decked car park for a period of 5 years, together with 16 additional surface spaces and associated landscaping and enabling works.**

Officers introduced the report and referred members to the addendum sheet that had been circulated.

Members noted that officers had picked up on a number of typographical errors in the report, however, these errors did not impact on the robustness of the report on material planning errors and the recommendation and conditions are correct.

The application related to Hillingdon Hospital which sought the provision of a temporary decked car park. The proposal would be located within the existing hospital car park together with 16 additional surface car parking spaces for a temporary period of 5 years.

The proposal would result in an overall increase of 89 parking spaces at the hospital, and the works would also accommodate changes to the access arrangements and circulation of the car park, such as to facilitate the faster movement of cars off of the public highway and into the car park circulation area.

The proposal was currently sought for a temporary period of 5 years, whilst the hospital continued to work on its master plan for the future development of the site. Updates to the Hospitals existing Travel Plan would be needed to ensure that all possible efforts were made during the 5 year period to encourage, so far as possible, reductions in car travel to the site.

Members noted that the appearance of the temporary car park was considered acceptable particularly given the context of the hospital site. A landscaping scheme would be provided to mitigate the loss of soft landscaping as part of the increased surface car parking.

In terms of highways, while planning policy generally sought to reduce parking numbers it was accepted that there were existing issues which the temporary car park would address and that the enhancements to the travel plan would ensure all possible

	<p>measures were put in place to encourage a shift towards more sustainable modes of transport during the 5 year period. The more long terms needs of the hospital were intended to be addressed through a comprehensive master planning process which was currently taking place and will be the subject of future applications.</p> <p>Members discussed the application and agreed that the site needed more parking as the local area surrounding the site was often gridlocked and saturated with traffic.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously 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.</b></p>
107.	<p><b>PLOT 1, PHASE 3, THE PORTAL, SCYLLA ROAD, HEATHROW AIRPORT - 50270/APP/2014/3315</b> (<i>Agenda Item 9</i>)</p> <p><b>Reserved matters of access, appearance, landscaping, layout and scale for Phase 3 Unit 1 of outline planning permission 50270/APP/2011/2570 dated 23/12/2011.</b></p> <p>Officers introduced the report and outlined details of the application.</p> <p>The application sought approval of reserved matters of access; appearance landscaping, layout and scale for plot 1 in relation to the existing outline planning permission for industrial units at the former Portal Site on Scylla Road.</p> <p>Members noted that the proposal accorded with the parameters plan approved at outline stage and would have an appropriate appearance given the industrial nature of the site. The proposals were acceptable in terms of parking, access and servicing and complied with adopted policy in all other respects.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved - That the application be approved as per the officers' report.</b></p>
108.	<p><b>YOUNGWOOD FARM, DUCKS HILL ROAD, NORTHWOOD - 11944/APP/2014/3678</b> (<i>Agenda Item 10</i>)</p> <p><b>Replacement of timber framed single glazed windows with timber framed double glazed windows and replacement of doors (Listed Building Consent).</b></p> <p>Officers introduced the report and outlined details of the application.</p> <p>The application proposed the replacement of timber framed windows and doors and sought listed building consent. Members noted that the Council's Conservation officer considered the proposals acceptable.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote</p>

was unanimously agreed.

**Resolved - That the application be approved as per the officers' report.**

109. **LAND AT GARAGES/NURSERY, BRACKENBRIDGE DRIVE, RUISLIP - 56805/APP/2014/3033** (*Agenda Item 11*)

**Demolition of existing lock up garages, erection of 6 x 2 storey, 3 bed houses with associated parking and landscaping and erection of 14 replacement lock up garages.**

Officers introduced the report and referred members to the addendum sheet that had been circulated.

The application sought permission for the demolition of the existing buildings on site and the erection of 6 two storey houses and the erection of 14 replacement lock up garages.

Members noted that the site had significant material planning history in that it was the same as a previously granted scheme. The proposals complied with the current floor space standards set out in the London Plan and had been updated to address drainage issues which had arisen due to updated flood mapping since the previous development. The flood risk officer had considered the application in detail and considered the development acceptable in flood risk terms.

The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.

**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.**

110. **23 STONEFIELD WAY, RUISLIP - 25508/APP/2014/3570** (*Agenda Item 12*)

**Demolition of existing buildings and redevelopment to provide a Builders Merchants (sui generis use) with associated access, servicing, parking and outdoor storage.**

Officers introduced the report and referred members to the addendum sheet that had been circulated.

The application sought permission for the demolition of the existing buildings and the redevelopment of No.23 Stonefield Way for a Builders Merchants with associated access, servicing, parking and outdoor storage.

Members noted that the site was located within a designated Industrial and Business Area. The principle of the proposed development within an industrial and business area was acceptable and it was considered that the development would achieve an appropriate appearance in the context of the surrounding industrial and business area.

The recommendation for approval was moved, seconded and on being put to the vote

	<p>was unanimously 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.</b></p>
111.	<p><b>BATTLE OF BRITAIN BUNKER, RAF UXBRIDGE, HILLINGDON ROAD, UXBRIDGE - 585/APP/2014/3739</b> (<i>Agenda Item 13</i>)</p> <p><b>Erection of a temporary modular building with associated works and installation of a temporary road.</b></p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>Members noted that the application sought consent for the erection of a temporary visitor building and access road to the demolition site.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously 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.</b></p>
112.	<p><b>WEST DRAYTON CEMETERY, HARMONDSWORTH ROAD, WEST DRAYTON - 70315/APP/2014/3404</b> (<i>Agenda Item 14</i>)</p> <p><b>Extension to the burial ground to accommodate a further 460 grave spaces to meet future needs.</b></p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>Members noted that the proposal sought full planning permission to extend the cemetery. The proposed extension to the existing cemetery was welcomed in principle as the proposal would make a significant and positive impact in meeting an identified need within this part of West Drayton and wider London.</p> <p>Members agreed that delegated authority be given to the Head of Planning, Green Spaces and Culture to approve as per officers report and addendum, subject to EA objection being removed and any additional conditions being added.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously 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.</b></p>
113.	<p><b>SAINSBURY'S, YORK ROAD, UXBRIDGE - DOV TO S106</b> (<i>Agenda Item 15</i>)</p> <p><b>Erection of front and side extensions to accommodate a 120-seat restaurant (involving loss of 116 car parking spaces) and creation of a pedestrian access to</b></p>

	<p><b>Belmont Road.</b></p> <p>Members noted that the applicant had requested alterations to a car parking management scheme be made to reflect a new system that was due to be put in place. The new system used modern Automatic Number Plate Recognition (ANPR) technology which was a far more efficient and precise way of controlling parking on the site. Members noted that there had been no objections.</p> <p>Resolved -</p> <p><b>1. That the Council enter into a deed of variation with the applicants under Section 106 of the Town and Country Planning Act 1990 (as amended) or other appropriate legislation to secure:</b></p> <p><b><i>Amend Schedule 6 "The Customer Car Parking Management Scheme' to reflect the new Car Parking Management Scheme that is to be introduced.</i></b></p> <p><b>2. That the applicant meets the council's reasonable costs in the preparation of the deed of variation and any abortive work as a result of the deed not being completed.</b></p>
114.	<p><b>NORWICH UNION HOUSE, 1-3 BAKERS ROAD, UXBRIDGE - 8218/APP/2014/3542</b> <i>(Agenda Item 16)</i></p> <p><b>Details pursuant to conditions 15 (parking strategy), 18 (delivery plan) and 19 (demolition plan) of planning permission ref: 8218/APP/2011/1853, dated 12/06/13 (Redevelopment of Norwich Union House to erect a 9 storey building comprising retail floorspace at ground floor level and 8 storeys of residential units (37 units) with associated gym, access and parking arrangements).</b></p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>Members noted that the proposal sought approval of details in compliance with conditions attached to an application which would make significant provision of affordable housing units. The delay in determination of this application would cause delays in the project timetable and delivery of these affordable housing units. Members noted the reason for urgency.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously 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.</b></p>
	<p>The meeting, which commenced at 7.00 pm, closed at 8.15 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Danielle Watson on Democratic Services Officer: 01895 277488. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.



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