

Item No. **Report of the
Head of Planning & Enforcement**

Address: BUILDING B5, 4 ROUNDWOOD AVENUE

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

LBH Ref Nos: 37205/APP/2014/3056

Drawing Nos: N/A

Date applications approved at Committee Application heard at 9th December 2014 Majors Application Committee. Members resolved to approve the scheme subject to signing of the S106 Agreement.

S106 Agreement That the recommendation to allow the alterations to 'Travel Plan' Head of Term wording to be approved.

1.0 CONSULTATIONS

1.1 Internal Consultees

Planning Obligations Officer	<p>The applicant has requested that wording of the 'Travel Plan' Head of Terms wording be amended from:</p> <p>'Travel Plan: the Stockley Business Park Travel Plan shall be revised prior to the occupation of the development; the developer shall sign up to the Travel Plan and submit it for approval prior to occupation of the site. This shall include a £20,000 Bond.'</p> <p>To:</p> <p>'Travel Plan: Provision of a Travel Plan including a £10,000 Bond'</p> <p>The Head of Term required the applicant to amend the existing site wide Travel Plan over which they have no control as a large number of different companies are located within Stockley Park.</p> <p>The new wording still requires the applicant to enter into a Travel but only for their building, over which they have control. This would then be appended to the site wide travel plan.</p>
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	No objections raised.

2.0 RECOMMENDATION

That the Travel Plan Head Of Term be amended to read: 'Travel Plan: Provision of a Travel Plan including a £10,000 Bond'

3.0 KEY PLANNING ISSUES

3.1 The wording in the original committee report recommendation notes was overly onerous. The result of this was that the Head of Term required the applicant to amend the existing site wide Travel Plan over which they have no control as a large number of different companies are located within Stockley Park. Clearly the applicant could not have any form of control over other business and their practices.

The new wording still requires the applicant to enter into a Travel but only for their building, over which they have control. This would then be appended to the site wide travel plan.

3.2 The Council's S106 Officer reviewed the proposal and raises no objection.

3.3 Approval is recommended.

OBSERVATIONS OF BOROUGH SOLICITOR

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached. Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it

must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

OBSERVATIONS OF THE DIRECTOR OF FINANCE

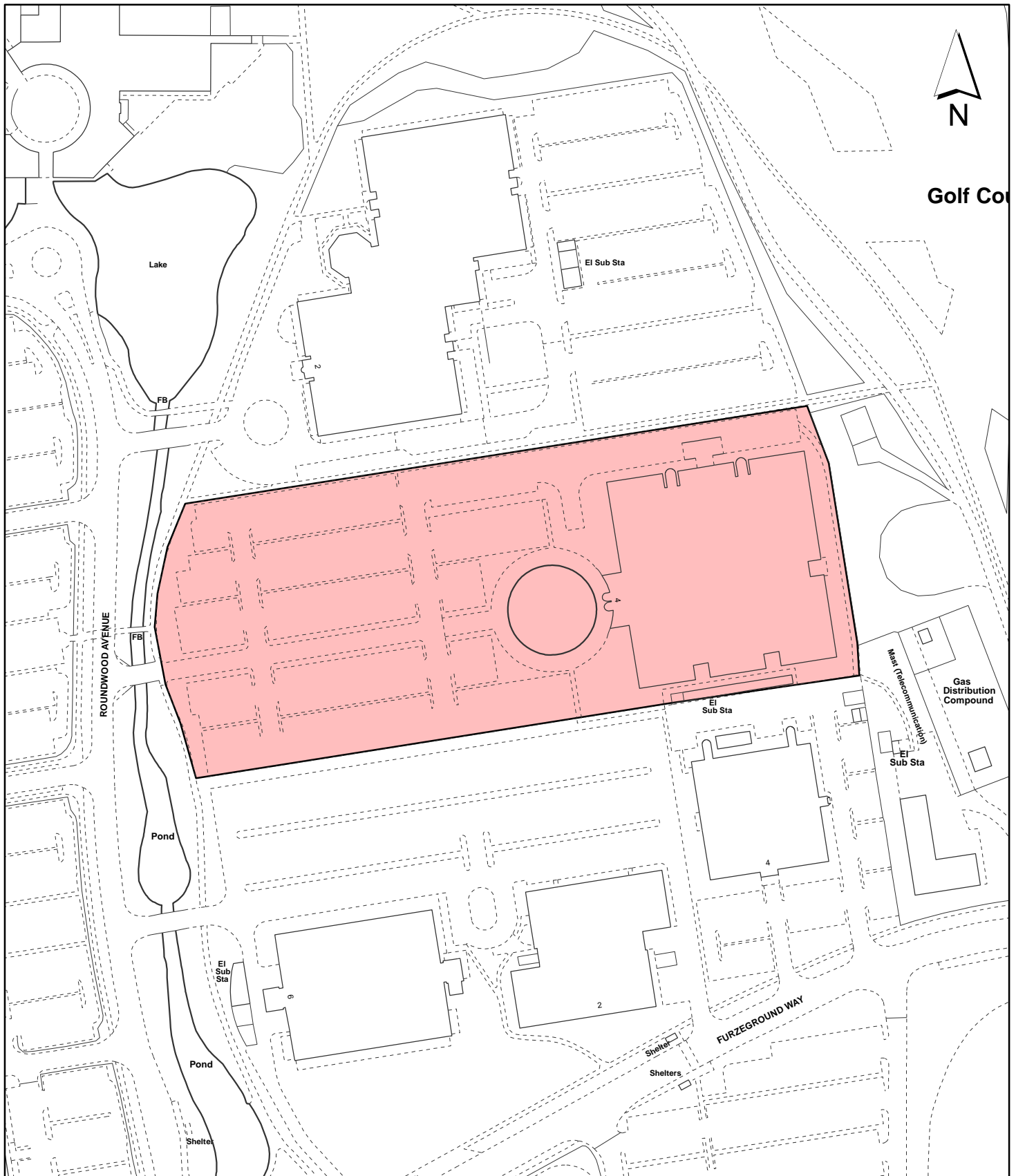
The report indicates that the costs of the development will be fully met by the developer, and the developer will make a Section 106 contribution to the Council towards associated public facilities. The developer will also meet the reasonable costs of the Council in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed. Consequently, there are no financial implications for this Planning Committee or the Council.

Reference Documents



None.

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<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2015 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">Building B5 4 Roundwood Avenue Stockley Park</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p style="text-align: center;">Residents Services Planning Section</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">37205/APP/2014/3056</p>	<p>Scale</p> <p style="text-align: center;">1:1,750</p>	 HILLINGDON <small>LONDON</small>
	<p>Planning Committee</p> <p style="text-align: center;">Major</p>	<p>Date</p> <p style="text-align: center;">February 2015</p>	