

Minutes

MAJOR APPLICATIONS PLANNING COMMITTEE

10 February 2015

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



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Peter Curling, Jazz Dhillon, Janet Duncan (Labour Lead), Carol Melvin, John Morgan, Brian Stead and David Yarrow</p> <p>LBH Officers Present: Matthew Duigan, Planning Service Manager, Syed Shah, Highway Engineer, Adrien Waite, Major Applications Manager, Nicole Cameron, Legal Advisor Danielle Watson, Democratic Services Officer.</p>
128.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>None.</p>
129.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Cllr. Peter Curling declared a pecuniary interest in item 7 as he was an employee of Brunel University and left the room during the consideration thereof.</p>
130.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETINGS HELD ON 9 DECEMBER 2014 AND 6 JANUARY 2015 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 9 December 2014 and 6 January 2015 were agreed as a correct record.</p>
131.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
132.	<p>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED IN PUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items would be considered in Part 1 public.</p>
133.	<p>E C HOUSE, SWALLOWFIELD WAY, HAYES - 38065/APP/2015/206 (<i>Agenda Item 6</i>)</p> <p>Section 73 application seeking a variation to condition 2 (approved plans) of planning permission ref. 38065/APP/2014/2143 (Re-development of the site to provide 5 industrial units (Use Class B1(c), B2 and B8) with associated parking,</p>

servicing and landscaping (Involving demolition and refurbishment of existing units) dated 2/12/14) to remove the 2 metre gap between units 2 and 3 by extending either or both units.

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

The application related to EC House on Swallowfield Way and sought a minor material amendment to a previously granted planning consent. The amendment in effect sought to fill in the gap between two buildings. The amendment was not considered to result in any unacceptable material planning impacts. Members noted that there would be no neighbouring impact.

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.

134. **BRUNEL UNIVERSITY, KINGSTON LANE, HILLINGDON - 532/APP/2014/4036**
(Agenda Item 7)

Variation of condition 7 (to extend opening hours until 22:00 Monday to Saturday) of planning permission ref: 532/APP/2001/1858 dated 15/10/2002: Provision of replacement sports pitches (including new synthetic playing surfaces), erection of floodlighting, boundary fences and storage building, together with associated parking and access improvements (Site 3). (S73 application).

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

The application related to Site 3 at Brunel University, the site of the sports pitches and sought the variation of a condition relating to the hours of use of floodlighting. Members noted that the floodlighting was originally given consent in 2002 and this application permitted the existing floodlights on site and floodlights on the cemetery pitch. The floodlights on the cemetery pitch had to date not been installed, but the permission was valid and the applicant was now intending to complete this aspect of the works.

The application also sought the extended hours of operation for the floodlighting. Members noted that it was also extremely relevant that the Council previously granted a temporary variation of the condition to enable the use of the flooding on the site until 22:00 Monday to Saturday for a temporary period of 18 months. The purpose of this temporary consent was to ascertain whether the extended hours of operation would have adverse impacts on the amenity of nearby residents.

Members noted that there were no complaints received in respect of the floodlighting during this temporary period which was extremely relevant when considering this matter; however, it was relevant that only the floodlights currently on the site had been subject to a trial period and that the floodlights on the cemetery pitch had no such trial.

Officers explained that in this case the main reasons for the conditions existence

related to the protection of residential amenity and therefore this was the sole consideration. Members noted that 6 letters of objection had been received raising concerns relating to light and noise nuisance, however, in respect of the existing floodlights they had been operated at the requested hours for an 18 month trial period, during which no complaints regarding either light or noise nuisance have been received by the Council.

The lack of complaints during the trial period did provide strong evidence that the use of the existing floodlights for the extended hours did not result in unacceptable impacts on the amenity of nearby residents and weighed strongly in favour of the grant of permanent permission in relation to these floodlights.

Members noted that in respect of the lighting for the cemetery pitches this had not been the subject of any such trial period. As such, there was less evidence to demonstrate that extended operation of lights in this location would not cause adverse impacts. It was therefore considered that only a temporary period, to allow for a trial, should be granted in respect of these particular floodlights.

Officers informed Members that no alterations would be made to the parking arrangements and clarified that the application referenced variations of the original application, simply restating what permission was originally granted for.

Members questioned whether residents of Robinwood Grove were happy with the proposals as they had previously raised concerns which were the reason for the floodlights to be restricted for use past 9pm. Officers informed Members that no complaints had been received from residents of Robinwood Grove.

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.

135. **SILVERDALE HOUSE, PUMP LANE, HAYES - 49670/APP/2014/3854** (*Agenda Item 8*)

Demolition of Silverdale House and the erection of a new industrial unit, use class B1(c), B2 and B8, at the Provident Industrial Estate, Pump Lane, Hayes.

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

The application related to Silverdale House on Pump Lane, which was a dilapidated industrial building located within a designated Industrial and Business Area and a Strategic Industrial Location. The application sought permission for the demolition of the existing industrial building and its replacement with a new purpose building industrial building to modern standards.

Members noted that also relevant to this consideration was the fact that a similar proposal for 3 industrial units was granted consent. The schemes were not identical and there had been changes to planning policy in the intervening period, however, the relationships were similar and the main development plan and intent of relevant policies remained the same.

Members noted that the separation from the nearest residential property was 26.5m which compared favourably to the previous consent which was 21.8m. The principle of the proposed industrial development was acceptable within an industrial and business area and the proposal would enhance the appearance of the area. Additionally, in respect to impacts on residential occupiers, the proposal would be adequately separated such as to avoid impacts by way of dominance or loss of outlook and would have no windows which would cause loss of privacy.

In respect of noise the proposal would have a service yard on the Pump Lane frontage and a condition would secure appropriate boundary treatment to mitigate noise to acceptable levels. Subject to conditions it was considered the proposal would therefore reduce noise impacts when compared to a continued use of the existing site. Members requested that an additional condition be added to landscaping to physically prevent access.

Members questioned the ratio of parking numbers and officer clarified that there were 17 proposed parking spaces, 5 of which were electric charging points and 2 for disabled parking.

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.

136. **SILVERDALE HOUSE, PUMP LANE, HAYES - 49670/APP/2014/3855** (*Agenda Item 9*)

Redevelopment of the site to provide 6 industrial units (Use Classes B1(c), B2 and B8) and the provision of associated landscaping, parking and service space (involving demolition of existing building).

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 industrial building and its replacement with 6 industrial units to modern standards. This application was similar to the previous heard by Members although there would be 6 industrial units instead of the 1.

Members noted the changes in comparison to the previously heard application and requested that the 2 fire doors be conditioned to ensure that they were shut at all times unless required for the use they were intended.

Officers also made a verbal change to the addendum as there was an existing vehicular crossover which needed to be stopped up.

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

	<p>informatives set out in the officer's report and addendum sheet circulated at the meeting.</p>
137.	<p>BUILDING B5, 4 ROUNDWOOD AVENUE, STOCKLEY PARK - 37205/APP/2014/3056 (<i>Agenda Item 10</i>)</p> <p>Extensions, refurbishment, and alterations, including recladding, to existing office building, together with associated works, including landscaping and alterations to car parking.</p> <p>Officers introduced the report and outlined details of the application.</p> <p>Members noted that the Committee had previously resolved to grant consent for permission subject to condition and a legal agreement. The legal agreement included a requirement that the original Stockley Park travel plan be amended and a £20,000 bond.</p> <p>Having further considered this matter, the original Stockley Park travel plan, which related to other units, was outside of the applicants control and therefore the original requirement was overly onerous. Further, the level of bond was higher than had been agreed on other developments in Stockley Park.</p> <p>Members questioned how these travel plans were monitored; officers informed Members that some of the travel plans were monitored by TfL to see if the business in question was achieving what was laid out in their travel plan. It was also noted that these bonds could be taken away from businesses who did not comply with their travel plan.</p> <p>The recommendation for the Heads of Term to be amended was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved - That the Travel Plan Head of Terms be amended.</p>
	<p>The meeting, which commenced at 6.00 pm, closed at 6.31 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.