



HILLINGDON

LONDON

Meeting:	Major Applications Planning Committee	
Date:	14th April 2015	Time: 6:00pm
Place:	Committee Room 5, Civic Centre, Uxbridge	

ADDENDUM SHEET

Item: 7 Page: 17	Location: 428A Victoria Road
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
Page 21, Section 3, 2 second to last paragraph. Delete: 'It is proposed that convenience goods would take up 56% of the gross floor space. No more than 20% of the gross floor area would be used for the sale of non-food (comparison) goods.' Replace with: 'The retail assessment indicates that typically approximately 20% of the sales area would be dedicated to the sale of non-food (comparison) goods.'	For accuracy.

Item: 8 Page: 33	Location: 428B Victoria Road
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
Amend references to site address to be: '428B Victoria Road'	For accuracy.

Item: 9 Page: 49	Location: 428A and 428B Victoria Road
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
Amend Condition 2: 'The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans: 1242-PL101 Site Location Plan; 1242-PL120 Site Location Plan Unit A; 1242-PL122 Site Location Plan Unit B; 1242-PL102 Existing Site Plan; 1242-PL103 Existing Floor Plans & Cross	To ensure the issue of alternative layouts is appropriately addressed.

<p>Section; 1242-PL104 Existing Elevations; 1242-PL110 Rev F Proposed Site Plan with Existing Access; 1242-PL112 Rev B Proposed Floor Plan & Cross Section; and 1242-PL113 Rev C Proposed Elevations.</p> <p>Unless planning permission Ref: 66819/APP/2014/1600 is implemented, in which case the layout should be amended and implemented to comply with drawing:</p> <p>1242-PL111 Rev E Proposed Site Plan Assuming Citygrove Scheme.</p> <p>Thereafter the development shall be retained/maintained in accordance with the aforementioned plans for the lifetime of the development.</p> <p>REASON To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the London Plan (July 2011).'</p>	
<p>Amend condition 3: 'Notwithstanding the approved plans, no development shall take place until two landscape schemes have been submitted to and approved in writing by the Local Planning Authority.</p> <p>One landscape scheme shall address the layout shown on drawing 1242-PL110 Rev F (Existing Access Scheme) and the other shall address that on drawing 1242-PL111 Rev E (Citygrove Access Scheme).</p> <p>In the event that planning permission 66819/APP/2014/1600 has been implemented prior to the submission of details in compliance with this condition only a single landscaping scheme relating to the Citygrove Access Scheme need be submitted and approved.</p> <p>The schemes shall include: -</p> <ol style="list-style-type: none"> 1. Details of Soft Landscaping <ol style="list-style-type: none"> 1.a Planting plans (at not less than a scale of 1:100), 1.b Written specification of planting and cultivation works to be undertaken, 1.c Schedule of plants giving species, plant sizes, 	<p>To ensure the issue of alternative layouts is appropriately addressed.</p>

and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Means of enclosure/boundary treatments

2.c Car Parking Layouts including demonstration of 5% Disabled, 5% Brown Badge and 5% Parent & Child bays, 31 Electric Vehicle Charging points (20 active and 11 passive) and 1 motorcycle space for every 20 parking bays.

2.c Hard Surfacing Materials

2.d External Lighting

2.e Other structures

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other

5.a Existing and proposed functional services above and below ground

5.b Proposed finishing levels or contours

The development shall be carried out in accordance with the Existing Access Scheme, unless planning permission 66819/APP/2014/1600 is implemented. In the event that planning permission 66819/APP/2014/1600 is implemented the development shall be carried out in compliance with with the Citygrove Access Scheme, or amended to comply with that scheme within 1 month of the closure of the existing access point.

Thereafter the development shall be maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (July 2011)

Delete condition 10.	The condition would impose restrictions on the opening hours for the premises. The comments of the Council's Environmental Protection Unit are noted, however the units are existing retail units which currently have no planning restrictions on opening hours. In this situation it would be unacceptable to impose such a condition.