

Minutes

MAJOR APPLICATIONS PLANNING COMMITTEE

14 April 2015

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



HILLINGDON
LONDON

	<p>MEMBERS PRESENT: Councillors: Eddie Lavery, 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: James Rodger (Head of Planning and Enforcement), Adrien Waite (Major Applications Manager), Manmohan Ranger (Transportation Consultant), Jon Pitt (Democratic Services Officer) and Sarah White (Legal Advisor).</p>
161.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>No apologies for absence were received.</p>
162.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
163.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING HELD ON 5 MARCH 2015 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 5 March 2015 were agreed as a correct record.</p>
164.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>It was confirmed that there were no items notified in advance or urgent.</p>
165.	<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>
166.	<p>COMPOUND D HOTEL SITE, TERMINAL 5 HEATHROW AIRPORT, HOUNSLOW - 47853/APP/2015/33 (<i>Agenda Item 6</i>)</p> <p>Reserved matters (landscaping) in compliance with condition 9 of outline permission ref: 47853/APP/2008/3326 dated 9-3-2012 (Erection of 453 bedroom hotel with associated parking).</p> <p>Officers introduced the report and it was noted that the application related to reserved matters only. These were in relation to outline planning permission</p>

that had previously been granted for the construction of a 453 bedroom hotel.

It was noted that the Council's Trees and Landscape Officer was satisfied with the proposals.

The Committee questioned whether the location of trees and habitats of nesting birds had been fully considered. Officers confirmed that this had been included in the previously granted planning permission for the hotel.

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

Resolved - That the application be approved as per the Officer's report.

167. **428A VICTORIA ROAD, RUISLIP - 64445/APP/2014/2463**
(Agenda Item 7)

Variation of condition 1 of planning permission ref. 64445/APP/2008/1295, dated 03/09/2008 (Variation of condition 2 of planning permission ref. 3953EG/96/1602 dated 09/05/1997, to allow for extension of the range of goods available for sale from the premises to allow for the sale of sports goods and equipment, bicycles and associated equipment, play equipment, baby equipment and products, electronic games and equipment and other products associated with toys and children's entertainment), as it relates to Unit A, to allow for the sale of food and drink.

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

The application related to 428A, Victoria Road, Ruislip. Planning permission was sought to allow a larger range of goods to be sold from a vacant retail warehouse.

The application was one of three related applications for consideration by the Committee regarding 428A and 428B Victoria Road. It was noted that the approval of the application would enable a unit that had been vacant for six years to be brought back into use. The application site covered 1.57 hectares and comprised two retail units (Unit A and Unit B). There had been previous planning applications to use the site for retail use but these had not led to any development.

Permission had been granted previously to allow the sale of a range of goods from the unit. The application under consideration sought to vary the existing condition to allow for the sale of food and drink from the retail unit. The proposal was considered to comply with Hillingdon Local Plan and with the National Planning Policy Framework.

It was noted that the proposed refurbishment of Units A and B would involve extensive layout changes and alterations to parking at the site. 196 parking spaces would be provided in a car park at the front of the site, although it was noted that this figure could be reduced by landscaping provision.

A sequential assessment had been undertaken in South Ruislip and nine other retail centres. This was required as the application related to premises outside an existing town centre. The assessment had concluded that there were no other suitable, available or viable sites or units that could accommodate the proposals. The application site was therefore the most suitable and viable option for the applicant.

The retail assessment submitted by the applicant had considered existing food store provision within the study area. Aldi was the proposed occupier of Unit A. Provision had been considered in line with neighbouring Arla Foods proposal that included the construction of an Asda store. The study concluded that there would be a 21.4% trade diversion from South Ruislip if both proposals went ahead in addition to an extension to the Sainsbury store within the study area. The majority of the impact of the proposals would be incurred by the Sainsbury store. Overall, it was considered that the impact on local centres would be relatively small and would be significantly detrimental.

It was considered that the proposals would not have a significant impact on traffic in the local area. They would increase energy efficiency and it was anticipated that 65 jobs would be created as a result.

The Committee's attention was drawn to the addendum sheet and it was noted that condition 10 had been removed. The condition would have imposed restrictions on the opening hours of the premises. However, the units were existing retail units that currently had no planning restrictions on opening hours. In this situation, it would have been unacceptable to impose such a condition.

The Committee sought clarification about the provision of motorcycle spaces as details had been included in the officer's report, but were not in the plans. It was also questioned whether there would be provision for bicycles. Officers advised that this had been an oversight but that it had been addressed in the addendum.

Members said that a Travel Plan would normally include the requirement for a bond and it was felt that this was a crucial element of a successful travel plan. It was requested that a bond be included as standard.

The Committee agreed the following verbal changes to the Recommendation section of the Officer's report:

Amend Head of Term to include travel plan bond.

Amend condition 1 to add in an additional paragraph in the body stating:
'The net sales area shall not exceed 1,075 sq.m.'

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

Resolved - That the application be approved as per the officers' report, changes to the report noted above and the addendum sheet circulated at the meeting.

168.	<p>428A VICTORIA ROAD, RUISLIP - 64445/APP/2014/2465 (<i>Agenda Item 8</i>)</p> <p>Variation of condition 1 of planning permission ref. 64445/APP/2008/1295 dated 03/09/2008 (Variation of condition 2 of planning permission ref. 3953EG/96/1602 dated 09/05/1997, to allow for extension of the range of goods available for sale from the premises to allow for the sale of sports goods and equipment, bicycles and associated equipment, play equipment, baby equipment and products, electronic games and equipment and other products associated with toys and children's entertainment), as it relates to Unit B, to allow for the sale of a limited range of ambient, non perishable food and drink products, toiletries and pet products.</p> <p>Officers introduced the report and outlined the details of the application. The application was one of three related applications for consideration by the Committee regarding 428A and 428B Victoria Road.</p> <p>The Committee agreed the following verbal changes to the Recommendation section of the Officer's report:</p> <p>Amend Head of Term to include travel plan bond.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved - That the application be approved as per the officers' report, changes to the report noted above and the addendum sheet circulated at the meeting.</p>
169.	<p>428A & 428B VICTORIA ROAD, RUISLIP - 64445/APP/2014/2467 (<i>Agenda Item 9</i>)</p> <p>Refurbishment of the existing retail units to provide revised floor layouts, including demolition of the garden centre, installation of new shop fronts, alterations to elevations, erection of entrance porch and canopy, installation of trolley bays, revisions to parking layout and associated landscaping.</p> <p>Officers introduced the report and outlined the details of the application. The application was one of three related applications for consideration by the Committee in relation to 428A and 428B Victoria Road.</p> <p>The Committee agreed the following verbal changes to the Recommendation section of the Officer's report:</p> <p>Amend Head of Term to include travel plan bond.</p> <p>Amend condition 1 to add in an additional paragraph in the body stating: 'The net sales area shall not exceed 1,075 sq.m.'</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p>

	<p>Resolved - That the application be approved as per the officers' report, changes to the report noted above and the addendum sheet circulated at the meeting.</p>
170.	<p>GRAND UNION OFFICE PARK, PACKET BOAT LANE, COWLEY - 1197/APP/2015/386 (<i>Agenda Item 10</i>)</p> <p>External alterations to units 1-8 including amendments to external materials, amendments to fenestration, insertion of rooflights/windows and addition of balconies and porticos.</p> <p>Officers introduced the report which proposed relatively minor alterations to the external appearance of the buildings including the provision of windows within the roof slopes, patio doors, balconies and render finish to the ground floor of the buildings. The application requested permission to make alterations to existing windows and balconies to improve the amenity.</p> <p>It was noted that a change of use to residential had previously been granted at appeal.</p> <p>The Committee queried whether the requested permission was for roof lights to be added to the existing roof. Officers confirmed that this was correct.</p> <p>The Committee agreed to delegate authority to the Head of Planning and Enforcement to add a condition to the Recommendation section of the Officer's report in relation to the balcony. This condition was as follows:</p> <p>'No development shall take place until plans showing full details of the balconies proposed to the buildings have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be carried out other than in accordance with the approved details.'</p> <p>Reason</p> <p>To ensure that the development relates satisfactorily to existing properties and safeguards the amenity of adjoining residents in accordance with policies BE13 and BE24 of the Hillingdon Local Plan (November 2012).'</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved - That:</p> <ol style="list-style-type: none"> 1. The application be approved as per the officers' report and the changes to the report noted above. 2. The Head of Planning and Enforcement be granted delegated authority to add a condition to the Recommendation section of the Officer's report in relation to the balcony.
	<p>The meeting, which commenced at 6.00 pm, closed at 6.18 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Jon Pitt on 01895 277488. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.