



HILLINGDON

LONDON

Meeting:	North Planning Committee	
Date:	26th August 2015	Time: 7:30pm
Place:	Committee Room 5, Civic Centre, Uxbridge	

ADDENDUM SHEET

Item: 6 Page: 11	Location: 128 Queens Walk
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
Additional condition: 'Notwithstanding the plans hereby approved, no development shall take place until an alternative layout demonstrating the provision of two parking spaces within the frontage of the property has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be completed in full accordance with the approved details prior to the occupation of the units hereby approved. REASON To ensure the development provides adequate and appropriate parking facilities in accordance with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).	See Reason.

Item: 7 Page: 37	Location: Windmill Court (Former Windmill PH), Windmill Hill
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
This application has been withdrawn from the agenda.	

Item: 8 Page: 39	Location: Land Adjacent to 68 Knoll Crescent, Northwood
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
Amend Reason for refusal 3 to: The proposal fails to make adequate provision for the protection and long-term retention of valuable trees or to retain vegetation which is important to the character of the street scene. Therefore the proposal does not comply with Policies BE19 or Be38 of the Hillingdon Local Plan: Part	To reflect the more considered and updated view of officers as set out below.

<p>Two - Saved UDP Policies (November 2012) or Policies 3.5 or 7.4 of the London Plan (July 2015).</p>	
<p>Additional comments have been received from the Council's Trees and Landscape Officer which are set out below. The below comments have been updated to reflect the submitted tree report:</p> <p>'Based on my desktop appraisal, it would be preferable for the proposed building to be moved a few metres further south - away from the group of protected Ash trees along the property boundary (T18, T19 and T20 on tree report). However, if Committee are minded to approve, then it would be possible to mitigate the proposed removal of T20 (T18 and T19 are due to be retained) through planting elsewhere on the site. A new Birch has been proposed near to the entrance to the proposed site and this would be adequate.</p> <p>If the application is approved, then we would require a good level of site supervision by the agriculturist to ensure that Ashes T18 and T19 are not damaged during development. This matter could be conditioned.</p> <p>All of my other concerns have been covered by the report.'</p>	<p>The comments of the Council's Trees and Landscape Officer are noted.</p> <p>the officer states that the preferable approach would be for the proposal to be amended such that all important trees can be retained.</p> <p>As a fallback position, it sets out, purely in terms of tree retention/removals that the loss of one tree might be mitigated by replacement planting.</p> <p>These views are noted. However, the application has to be determined having regard to all material planning considerations including the impact of proposals on the area overall and how well development improves an area's visual and physical connection with natural features.</p> <p>Having taken these matter into account the overall officer view is that the existing trees and other vegetation at the site provide an important natural feature in the street scene and that the loss of the tree and vegetation is unacceptable in this respect.</p>
<p>Paragraph 3.1 - Amend as follows:</p> <p>Delete 'a currently vacant' from the second line.</p> <p>Replace 'No. 41' with 'No. 43' and 'No.43' with 'No. 41' on the fourth line.</p>	<p>To ensure accuracy, having regard to comments received on the report.</p>