



HILLINGDON

LONDON

Meeting:	Central and South Planning Committee	
Date:	28th January 2016	Time: 7:00pm
Place:	Committee Room 5, Civic Centre, Uxbridge	

ADDENDUM SHEET

Item: 5	Page:1	Location: 11A Woodstock Gardens, Hayes
Amendments/Additional Information:		Officer Comments:
This item has been withdrawn from the agenda by the Head of Planning.		

Item: 6	Page: 17	Location: 6 Churchill Avenue, Hillingdon
Amendments/Additional Information:		Officer Comments:
A further petition in support of the application with 22 signatures has been received.		

Item: 8	Page: 33	Location: Chambers Business Park, Sipson Road, West Drayton
Amendments/Additional Information:		Officer Comments:
Additional text to add to section 7.01 (Principle of Development) on pages 43/44: In relation to Policy LE4, whilst it is accepted that the site could continue to be used for industrial purposes, the existing use of the site for MOT/car repairs and highway maintenance operations is harmful to residential amenity, particularly as it is unregulated, in planning terms, in that there are no conditions limiting hours of work or delivery/ collection or noise limitations, thus vehicles could be repaired in the open using noisy machinery. Furthermore, vehicles of all sizes are able to use the access, which is very close to the residential properties fronting Sipson Road at all times of the day or night. The uses also currently result in high volumes and frequency of traffic. All of this results in noise and disturbance to existing residential occupiers. The applicants also state that the site has experienced high levels of crime owing to its isolated location and consequent lack of natural surveillance, there has been a history		To provide further justification for the loss of industrial use on the site.

<p>of vacancy and difficulty in managing the site which has undermined the on-going financial viability of the site.</p> <p>Members should also note that the previous application for residential development of the site (Ref: 70376/APP/2015/1612) was not refused on the basis of the loss of the existing use on the site.</p> <p>Given all of the above circumstances, it is considered that the loss of the industrial use on the site is justified.</p> <p>Additional text to add to section 7.12 (Disabled Access) on page 48:</p> <p>The building regulations now contains optional elements. The Government has issued guidance that for those areas where authorities have existing policies on access (like London) that planning permissions can be granted subject to conditions requiring compliance with the optional elements of the Building Regulations.</p> <p>Under the London Plan (March 2015), Policy 3.8 c - requires all new homes to be built to lifetime homes standards. From October 2015 the Mayor's Housing Standards: Transition Policy Statement confirms that this should be interpreted as homes should meet building regulation M4 (2) 'accessible and adaptable dwellings'. This is secured by proposed condition 10.</p>	<p>To provide clarity and justification as to the requirement for condition 10</p>
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<p>Item: 9 Page: 53</p>	<p>Location: Land at 186 Grosvenor Crescent, Hillingdon</p>
<p>Amendments/Additional Information:</p> <p>Proposed additional informative:</p> <p>In dealing with the application the Council has implemented the guidance of paragraph 187 in the National Planning Policy Framework, and its duty under Article 35 of the Development Management Procedure Order 2015, to work with the applicant in a positive and proactive way.</p> <p>Advice has been provided that an amendment to the scheme to reduce the number of bedrooms sought in the proposed units would likely overcome the Council's concerns. However, the applicant has requested the application be determined as</p>	<p>Officer Comments:</p> <p>To highlight the Council's compliance with Article 35 of the Development Management Procedure Order 2015.</p>

submitted.	
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Item: 11	Page: 77	Location: 76 Snowden Avenue, Hillingdon
Amendments/Additional Information:		Officer Comments:
<p>A petition in support of the application with 24 signatures has been received.</p> <p>The applicants have also submitted details of the personal circumstances cited towards the need for the development. Members have received this information for consideration.</p> <p>A letter of support from the Oak Farm Residents Association has been received making the following points:</p> <p>1) There is one resident who objects to this development whilst two other residents who would be affected have signed Mr Sullivan's petition of 24 signatures.</p> <p>2) Noise and disturbance. This in our opinion is an incorrect item for objection. Traffic in Snowden Avenue entering/exiting Snowden Avenue and Sutton Court Road is heavy 24/7. Also we as Residents Association have for many years contacted police because of young people riding motorcycles racing up and down the area causing mayhem. Currently we are in contact with Hillingdon East Safer Neighbourhoods because of speeding by vehicles.</p> <p>3) Privacy to neighbours. Number 76 has trees surrounding the garden. This must already give privacy to neighbours and themselves. The council have and still continue to do so putting trees in place on pavements and local green areas to prevent flooding.</p> <p>4) Bungalow access. This will be a brick paving pathway running parallel to the private amenity space belonging to the main property. This will be used by Anna Sullivan who is in the process of taking driving lessons and her parents vehicle. Two vehicles being driven slowly along the pathway which will be wide and long enough cannot disturb neighbours surely. There are houses with garages at the rear or side of their properties, has the council received objections about these.</p> <p>5) Tommy Flynn's Public House Sutton Court Road/Snowden Avenue Corner Site. The developer has put in a Planning Application for thirty (30) flats. Surely the noise from residents and vehicles mitigates some of the objections to this application.</p>		<p>1) All letters of objection/support are considered. The number of objectors/supporters is not a determinant in the recommendation.</p> <p>2, 3, 4, 5, 6 and 7 are covered in the main report.</p>

6) Has consideration been given to the rebuild of Abbotsfield and Swakeleys Schools which will have a main entrance in Sutton Court Road. There will be large heavy vehicles entering/exiting the area bringing in building materials and taking away the rubble.

7) Number 1 on box in recommendations re the bungalow is proposed development. In planners reasons for consideration it states there will be left 60 square metres of private amenity space for 76 Snowden Avenue. The original garden is 100 feet long which is over 200 square metres.