

Minutes



MAJOR Applications Planning Committee

16 November 2016

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

	<p>Committee Members Present: Councillors Ian Edwards (Vice-Chairman), Henry Higgins, John Morgan, Brian Stead, David Yarrow, Peter Curling (Labour Lead), Janet Duncan and John Oswell</p> <p>LBH Officers Present: Nicole Cameron (Legal Advisor), Manmohan Ranger (Transport Consultant), James Rodger (Head of Planning and Enforcement), Neil Fraser (Democratic Services Officer), Luke Taylor (Democratic Services Officer), Neil McClellan (Major Applications Team Leader) and Roisin Hogan (Planning Lawyer)</p>
84.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>None.</p>
85.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
86.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>Resolved - That the minutes of the meetings held on 24 August, 13 September and 4 October 2016 be agreed as an accurate record.</p>
87.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
88.	<p>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED INPUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all of the items on the agenda would be heard in public.</p>
89.	<p>WATERLOO WHARF, WATERLOO ROAD, UXBRIDGE - 43016/APP/2016/1975 (<i>Agenda Item 6</i>)</p> <p>Erection of 47 flats in two blocks, with associated parking, new access, amenity space and landscaping, involving demolition of existing warehouse, offices and 80 Rockingham Road.</p>

(Councillor Morgan arrived at 18.10. As Councillor Morgan was not present for the entirety for the item, he did not take part in any discussion, and did not vote on the item)

Officers introduced the report and highlighted the addendum which clarified the unit mix of the proposed affordable housing. The proposal was considered to have addressed the previous reasons for refusal with regard to design, form, height and scale.

It was confirmed that the proposed buildings had been positioned away from neighbouring properties and that officers were satisfied that their height and bulk would not result in overbearing on the surrounding area, or detract from the amenities of adjoining occupiers, by reason of loss of light, privacy or outlook. The Council's Highways Engineer was satisfied with the parking arrangements, along with the improvements to the access. The revised proposal included 0.83 parking spaces per unit. Officers recommended that the application be approved, subject to conditions including noise mitigation.

A petition objecting to the application was received, but the petitioner was not present to speak.

The Agent for the applicant addressed the Committee, informing them that the applicant was expanding their business and was due to sign a lease for a larger business unit that would enable greater employment opportunities, and the approval of this application would support this. The application was in support of the Local and London Plan policy for the release of surplus industrial land for housing, and as the Borough currently had an oversupply of employment land and an undersupply of housing land, the proposal for redevelopment of the land for residential use was therefore justified and policy compliant.

The Committee was informed that the applicant had worked closely and extensively alongside officers including planning, conservation, highways and environmental protection, as well as the Canal and Rivers Trust, and that no objections had been received from officers or consultees.

The Agent asserted that the scheme reflected the local character of the area and was respectful of the area's setting. Concerns over height, scale and mass had been addressed, with the proposal significantly reduced in both mass and density, to reflect the scale of the buildings opposite. A glazed section had been introduced to visually split the buildings along the canal. The proposal would not harm heritage assets, including the nearby Grade 2 listed building, and would conserve and refurbish the World War 2 era pillbox and 19th century walls and railings along Dolphin Bridge.

The canalside environment would be enhanced through a landscaping scheme to be agreed with the Council's Landscaping officer, Conservation officer, and the Canal and Rivers Trust, which would provide public access and significant visual improvements to this part of the Grand Union Canal.

A scheme of noise mitigation works had been agreed with officers and was supported by the environmental protection unit and the Canal and Rivers Trust. These measures would ensure that the future operation of the Uxbridge Boatyard would not be affected by the development of housing on the site.

The Agent asserted that no objections had been received from the Council's Flooding and Drainage officer or Highways officer, and the parking ratio of 0.83 was supported by the Highways officer and had been accepted by the Council on other schemes. The

applicant was committed to planning obligation contributions towards affordable housing, construction training, noise attenuation and canalside improvements, through the S106 agreement.

Members expressed their views that while the reduced scale of the proposal was improved over previous applications, concerns relating to design and appearance, parking ratios, and noise, remained. Members were concerned that the materials to be used in the construction, and the angular design of the proposed residential buildings, were not in keeping with the existing aesthetic of the area. In addition, the proposed site was in an area of high parking stress, and members were unconvinced that the parking ratio of 0.83 per unit, and the noise mitigation measures suggested, would prove sufficient to allay their concerns. For these reasons, it was moved that the application be refused. This proposal was seconded, and unanimously agreed.

Resolved - That the application was refused.

90. **THE OLD VINYL FACTORY, BLYTH ROAD, HAYES - 59872/APP/2016/1930**
(Agenda Item 7)

Reserved Matters Application regarding the appearance and landscaping for Phase 5 'The Music Box' (formerly the Record Stack) of The Old Vinyl Factory site, as required by Conditions 2 and 3 of planning permission ref. 59872/APP/2013/3775 dated 31/07/2014.

Officers introduced the report and confirmed that this application had previously been presented to the Major Applications Planning Committee on the 24 August 2016. The resolution of the Committee at that time was to approve the application, delegated to the Head of Planning and Enforcement, subject to an agreement between the Committee Chairman and Opposition Lead of an appropriate image for the proposed building's external cladding. However, as it had not been possible to agree an appropriate image, the application was again presented to the Major Applications Planning Committee with an image to consider.

Members understood that the proposed image was evocative of the 1960s, chosen to display the musical heritage of the site. However, concerns were raised that the newly proposed image was not representative of the ethnic diversity of Hayes, and it was felt that any such image should speak to the community as a whole. It was also felt that the image lacked the necessary context for such a prominent display. It was proposed that the application be deferred so that the image could be reviewed once again. This was seconded, and unanimously agreed.

Resolved - That the application was deferred.

91. **1 NOBEL DRIVE, HARLINGTON - 46214/APP/2016/2397** (Agenda Item 8)

Variation of condition 2 (Approved Plans) of planning permission ref. 46214/APP/2014/2827 dated 28-08-2015: Conversion and extension of existing office building to form a 200 bedroom hotel with banqueting suite, conference facilities, and rooftop restaurant, including a seven-storey extension to rear, a three storey addition at roof level, and single-storey side extension, together with the creation of a new vehicle access, and alterations to car parking and landscaping.

Officers introduced the report and highlighted the addendum, confirming that the proposal was for a variance of an existing planning permission to provide 44 additional

rooms (24 rooms total) together with 19 additional car parking spaces (100 total). The footprint of the building would be reduced to accommodate the additional parking spaces, and the first floor layout had been rationalised by replacing the proposed meeting rooms and gym with bedrooms. The floorspace for banqueting would be marginally increased, and the height of the building was proposed to be raised by 1.2m from 23m.

Members were in support of the proposals, and it was moved that the application be approved. This was seconded, and unanimously agreed.

Resolved - That the application was approved.

92. **THE STRAIGHT, SOUTHALL GAS WORKS SITE, HAYES-BY-PASS, HAYES - 54814/APP/2016/3398** (*Agenda Item 9*)

Officers introduced the report and the Committee proposed the officer's recommendation; it was seconded and unanimously agreed when put to a vote.

Resolved - That the application was approved.

93. **THE STRAIGHT, SOUTHALL GAS WORKS SITE, HAYES-BY-PASS, HAYES - 54814/APP/2016/3399** (*Agenda Item 10*)

Officers introduced the report and the Committee proposed the officer's recommendation; it was seconded and unanimously agreed when put to a vote.

Resolved - That the application was approved.

94. **BRIDGE HOUSE, DENBRIDGE IND. ESTATE, OXFORD ROAD, UXBRIDGE - 40050/APP/2016/852** (*Agenda Item 11*)

Demolition of existing office building (Use Class B1(a) and multi-storey car park and redevelopment of the site to provide a new office (Use Class B1(a) building, associated multi-storey car park and ancillary cafe unit (Use Class A1/A3)

Officers introduced the report and highlighted the addendum.

Members expressed the view that the application was much improved in comparison to earlier proposals, but that concerns remained regarding the height of the fences on the rooftop garden, and the impact on traffic and congestion within the area.

Officers confirmed that a video survey of vehicles entering and exiting the site had been requested. As a result, the applicant had proposed 129 extra car parking spaces. However, the survey had shown a demand for 345 spaces, not inclusive of 57 unoccupied parking spaces. Officers had therefore requested additional modelling surveys.

Any conditions to mitigate impact on traffic congestion as a result of these surveys would be agreed once the results of the modelling were available. Conditions within the S106 agreement would be required to ensure that any mitigating works would be completed and paid for by the applicant, prior to the site development.

Examples of potential mitigating works were outlined, and included:

1. Utilising space reserved for the currently unused fifth lane of the Oxford Road / Sanderson Road junction;
2. Linking of signalling outside the shops in Denham to the signalling in Oxford Road;
3. Opening additional routes between Harefield Road and the Oxford Road roundabout;
4. The creation of a Transport Fund for unforeseen traffic impacts.

The Committee was informed that the existing agreement had apportioned £150k for highways works, and £150k for improvements to the public realm. It was suggested that these figures could be combined, to allow greater flexibility in how the total value was utilised. Members considered the suggestion but felt that the £150k value for public realm improvements was important and should be retained, and the issue of traffic was a separate matter that should be addressed as such. Members were unconvinced that the £150K set aside for modelling and highways works would prove sufficient to carry out the necessary work.

It was proposed that the application be deferred until the results of extensive modelling work, and the details of the resultant traffic management agreement, could be brought before the Committee. This was seconded, and unanimously agreed.

Resolved - That the application was deferred.

95. **FASSNIDGE BOWLS CLUB, ROCKINGHAM PARADE, UXBRIDGE - 44771/APP/2016/3585** (*Agenda Item 12*)

Officers introduced the report and the Committee proposed the officer's recommendation; it was seconded and unanimously agreed when put to a vote.

Resolved - That the application was approved.

The meeting, which commenced at 6.00 pm, closed at 7.22 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Luke Taylor on 01825 250693. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

The public part of this meeting was filmed live on the Council's YouTube Channel to increase transparency in decision-making, however these minutes remain the official and definitive record of proceedings.