



HILLINGDON

LONDON

Meeting:	Central and South Planning Committee	
Date:	18th January 2017	Time: 7:00pm
Place:	Committee Room 5, Civic Centre, Uxbridge	

ADDENDUM SHEET

Item: 6	Page: 15	Location: 1 Collingwood Road, Hillingdon
Amendments/Additional Information:		Officer Comments:
Section 10 should read 'Class C4' not 'sui-generis' which is correct through the remainder of report		
<p>Additional neighbour comments received raising issues concerning car parking already taking place on the street, access to car parking and living conditions of residents due to proximity of car parking to windows.</p> <p>Concerns have also been raised relating to the use of the outbuilding and to ensure that it is only used as ancillary to the main property, the following additional condition is recommended</p> <p>The existing outbuilding shall only be used for purposes ancillary to the use of the main property and shall not be used for purposes such as a living room, bedroom, kitchen, as a separate unit of accommodation or for any business purposes.</p> <p>REASON</p> <p>To avoid any fragmentation of the curtilage or the creation of a separate residential or business use, so as to protect the amenity of adjoining residential properties in accordance with Policy BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).</p>		<p>The development complies with the Council's parking standard. Condition 3 requires submission of a Site Supervision Management Plan and condition 5 requires retention of parking. This issue of living conditions is directly dealt with in paragraph 7.09 on pages 24/25. This references the proximity of the car parking to windows. The car parking already exists on site as part of the current authorised use. It is reasonable to assume that at most times the vehicles will be parked with engines off.</p>

The Highway Engineer has recommended additional conditions to cover removal of gates, pedestrian visibility splays of 2.4m x 2.4m and the removal of the existing wall between the two car parking areas to ensure highway and pedestrian safety and adequate manoeuvring and parking space. It is therefore recommended that condition 5 is removed and the following additional conditions added:

5. Notwithstanding the submitted plans, the development shall not be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for a car parking layout to provide three parking spaces, which includes the removal of the existing wall between the two car parking areas and the gates to the frontage. Such scheme as is approved shall be carried out and maintained in full accordance with the approved details and the parking area shall be allocated for the sole use of the occupants.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

6. The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

In the interests of highway and pedestrian safety in accordance with policy AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

Item: 15	Page:	Location: Unit 116, Intu, Uxbridge High Street
Amendments/Additional Information:		Officer Comments:
The following Informative is recommended:		
This permission does not authorise the display of advertisements or signs, for which separate consent may be required under the		

<p>Town and Country Planning (Control of Advertisements) Regulations 2007. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Residents Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).</p>	
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