



# HILLINGDON

LONDON

<b>Meeting:</b>	<b>Major Applications Planning Committee</b>	
<b>Date:</b>	<b>6th April 2017</b>	<b>Time: 6:00pm</b>
<b>Place:</b>	<b>Committee Room 5, Civic Centre, Uxbridge</b>	

## ADDENDUM SHEET

<b>Item:5</b>	<b>Page: 1-20</b>	<b>Location: Former Frank Welch Court, High Meadow Close</b>
<b>Amendments/Additional Information:</b>		<b>Officer Comments:</b>
In both reasons for refusal, after "contrary to" add policy reference "Policy BE1 of the Hillingdon Local Plan: Part One: Strategic Policies (November 2012) and".		For correction.

<b>Item: 6</b>	<b>Page: 21-56</b>	<b>Location: Weir House, Riverside Way</b>
<b>Amendments/Additional Information:</b>		<b>Officer Comments:</b>
Change description of development to: <i>Erection of a three storey building, to create 16 x 2 bed self-contained residential units, together with associated landscaping and parking and alterations to the fenestration of the existing residential block.</i>		For clarity
Amend section 3.2 'Proposed Scheme' Page 35 to add the following after 'it is also proposed to alter the windows of the four': <i>'...flats in the north elevation of the existing residential block (units 1,7, 8 and 14) to change 8 bedroom windows in this elevation to oriel windows.'</i>		For clarity
Amend section 7.08 'Impact on Neighbours' Page 47. Add the following to the end of the truncated second paragraph: <i>'...flats in the north elevation of the existing residential block (units 1,7, 8 and 14) to change 8 bedroom windows in this elevation to oriel windows. This is proposed to offer the existing residents of these units adequate outlook. Oriel windows are common in development throughout the borough and have been approved on many occasions. It is considered</i>		For clarity

<i>that the proposed oriel windows are acceptable as they would continue to afford residents of these 4 units with adequate levels of outlook and daylight.'</i>	
Amend condition 2 plans list to read: 12349_P-100-G 12349_P-101E 12349_P-105G	For clarity and to include new site layout plan (P-100-G) that was circulated to members
Amend Condition 5 so that the details have to be submitted to prior to the commencement of the development.	For clarity
Amend the Reason for Condition 8 to remove reference to 'Dolphin PH'.	To remove a drafting error
Delete condition 15 as this is essentially a duplicate of condition 8.	For clarity
Add the Following Condition: <i>No floodlighting related to development hereby permitted shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority.</i>  <i>Reason: To ensure there is no adverse impact on the ecology of the canal.</i>	Requested by Canal & River Trust
Add the following informative: The applicant/developer is advised to contact the Principal Waterway Engineer on 03030404040 in order to ensure that any necessary consents are obtained and that the works comply with the Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust ( <a href="https://canalrivertrust.org.uk/business-and-trade/undertaking-works-on-our-property-and-our-code-of-practice">https://canalrivertrust.org.uk/business-and-trade/undertaking-works-on-our-property-and-our-code-of-practice</a> )".	Requested by Canal & River Trust
Add the following informative: <i>The applicant is advised that surface water discharge to the Navigation will require prior consent from the Canal &amp; River Trust. Please contact Nick Pogson from the Canal &amp; River Trust Utilities team (<a href="mailto:nick.pogson@canalrivertrust.org.uk">nick.pogson@canalrivertrust.org.uk</a>).</i> <i>"The applicant/developer is advised that any encroachment or access onto the canal towpath requires written consent from the Canal &amp; River Trust, and they should contact the Canal &amp; River Trust's Estates Surveyor, Jonathan Young (<a href="mailto:jonathan.young@canalrivertrust.org.uk">jonathan.young@canalrivertrust.org.uk</a>) regarding the required access agreement.</i>	Requested by Canal & River Trust

Item: 6 Page: 57 -118	Location: Fancu House, 1 Station Approach
<b>Amendments/Additional Information:</b>	<b>Officer Comments:</b>
In Drw. Nos and Condition 2, replace Drw. Nos. PL-15 Rev. I and PL-17 Rev. I with PL-15 Rev. J and PL-17 Rev. J received 29/3/17 and PL-24 with PL-24 Rev. B received 5/4/17.	For correction.
In Condition 2, delete reference to PL-05 Rev. A and replace 5695/ASP2 Rev. E with Rev. F.	For correction.
<p>In Plan Nos, after LNA/2042/502 Rev. P3, add “(as amended by PL-07 Rev. J)” and after LNA/2042/500 Rev. P2, 501 Rev. P2 and 503 Rev. P2 add “(as amended by Drw. No. PL-08 Rev. L)”.</p> <p>In Condition 2, delete Refs. to LNA/2042/500 Rev. P2, 501 Rev. P2, 502 Rev. P3 and 503 Rev. P2.</p>	<p>For clarification/correction to take account of the latest revisions to the scheme.</p> <p>Also, the scheme would still be required by Conditions 24 and 25 to submit detailed plans for a sustainable water management and flooding management schemes.</p>
<p>In Condition 7 (Landscaping Scheme), add new clause:-  “2.b Details of access control to the ground floor maintenance strip adjacent to Station Approach” and re-numbered following clauses accordingly and add policy reference BE24 to reason for condition.</p>	<p>To ensure the maintenance strip for the boundary hedging along Station Approach is only used for maintenance purposes to safeguard the privacy of adjoining residents.</p>
<p>In Condition 24 (Sustainable Water Management), in second paragraph, after “produced by RAB dated”, add “5th December 2016”</p>	<p>For correction.</p>
<p>In Condition 25 (Flood Risk Prevention), replace wording of clause (iii), with “Provision of the detail of the proposed screens” and delete clause iv) and re-number v) accordingly.</p>	<p>For clarification and update as the removal of the balconies on Station Approach and reduction in depth of the ground floor balconies on the south elevation has made the necessary changes to allow the vents/ flood mitigation features to be maintained.</p>
<p>Add additional condition (Visibility Splays):-</p> <p>The site access shall be provided with those parts of a 2.4m x 23m highway visibility splay and a 2.4m x 2.4m pedestrian visibility splay 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.</p> <p><b>REASON</b>  In the interests of highway and pedestrian safety in accordance with policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).</p>	<p>The Highway Engineer is satisfied that appropriate highway visibility can be provided at the site entrance. The inclusion of the condition will ensure that the appropriate visibility splays are maintained..</p>

<p>The Highway Engineer also confirms that refuse vehicles would not have to enter the site and access arrangements for delivery vehicles are suitable as these would be relatively infrequent.</p>	
<p>Delete Heads of Term 3 'Travel Plan to include £20,000 bond' and 4 'Delivery and Servicing Plan' on pages 61 and 115 and re-number other Heads of Term accordingly.</p>	<p>For correction:- As there are only 40 units being provided, the development does not hit the threshold for a full travel plan or a travel plan statement and in terms of the Delivery and Servicing Plan, this would be of little benefit for a purely residential scheme. Deliveries and servicing during the construction phase being controlled by condition 14.</p>
<p>In Section 3.2, at beginning of third paragraph, replace "All" with "Half". In fifth paragraph, in first sentence, move "including 4 disabled spaces" to follow "to the access road,".</p>	<p>For update.</p>
<p>On Page 107, in External amenity Space section, in first paragraph, replace "all the" with "20 out of the 40". In second sentence, replace "4.9sqm" with "6.0sqm". In second paragraph, in second sentence, replace "278sqm" with "145sqm" and "766sqm" with "633sqm" and in penultimate sentence, replace "90%" with "75%" and delete last sentence. Delete third and fourth paragraphs from this section (Pages 107 and 108).</p>	<p>For update.</p>
<p>In last sentence of first paragraph on page 109, delete "all three documents" and add "the Construction Logistics Plan/Management Strategy (Condition 14)." In first sentence of second paragraph, move "4 disabled spaces" to follow "access road".</p>	<p>For update.</p>
<p>In Section 7.18 on page 113, in third paragraph, in first sentence, delete "notably the balconies fronting Station Approach which would be particularly susceptible to noise, vibration and other pollutants from traffic and waiting buses." In second sentence, after "However," add " as the projecting balconies fronting Station Approach have now been omitted from the scheme" and delete the phrase in brackets at the end of the sentence.</p>	<p>For update.</p>