



HILLINGDON

LONDON

Meeting:	Major Applications Planning Committee (SPECIAL)	
Date:	29th March 2017	Time: 6:00pm
Place:	Committee Room 5, Civic Centre, Uxbridge	

ADDENDUM SHEET

Item: 5	Page: 1-46	Location: 36-40 Rickmansworth Road
Amendments/Additional Information:		Officer Comments:
Page 4, Recommendation part D: Amend date for finalising of s106 to 31st April.		Correction.

Item: 6	Page: 47-108	Location: Silverdale Industrial Estate, Silverdale Road, Hayes
Amendments/Additional Information:		Officer Comments:
Page 47, Description of Development and Page 48, Summary, 1st paragraph - amount of development proposed should be amended to: '122 residential units and 230 sqm of flexible work space'		Correction.
Page 47, Description of development; Page 68 Proposed Scheme 1st paragraph; Page 92, 1st paragraph of Section 7.07 and Page 93, 9th paragraph of Section 7.07 - remove Class D1 from the range of potential uses within the proposed flexible commercial space.		Officers consider that the broad ranges of use encompassed by Class D1 would not be appropriate to the size, location and type of space proposed within the development and could have a negative impact on residential amenity and on traffic and parking conditions.
Page 48, Summary, 1st paragraph and Page 56, Conditions 16 & 17 - amend the number of car-parking spaces to be provided within the scheme to a total of 68 (comprising 62 residential parking spaces of which 13 are disabled and a further 6 visitor spaces).		Correction. This still achieves a residential parking ratio of 0.56 per unit.
Page 104, Planning Obligations, Non-monetary contributions the agreed affordable housing offer should be amended to: '20 socially rented units (7x1-bed, 6x2-bed & 7x3-bed) located in Block A and 7 intermediate (2x1-bed & 5x2-bed) located in Block D.'		Correction. This represents 22% of units being provided, and 18% of habitable rooms.
Page 92 and 93, Section 7.07 'Impact on the		Correction. The updated Design

<p>character and appearance of the area' - this section has been superseded by the updated Design Officer Comments on page 80-82 of the report.</p>	<p>Officer comments offer a more comprehensive, up to date and positive appraisal of the amended scheme.</p>
<p>Page 22 - remove condition 22 'Traffic Study', 23 'Delivery & Servicing Plan' and 27 'Improvements to Shackles Dock'.</p>	<p>Condition 22 has been dealt with in the updated Transport Assessment. The relatively small amount of flexible commercial space does not justify condition 23. and condition 27 is better dealt with as part of the s106 HoT requirement for enhancements to the canalside.</p>
<p>Add the following condition:</p> <p>Prior to the commencement of the development, details of the operation of any access gate to the car park by disabled persons, and manual operation of any gates in the event of power failure shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the secure access arrangements shall be installed in accordance with the approved details and maintained so long as the development remains on site.</p>	<p>REASON</p> <p>In order to ensure the development achieves an appropriate level of accessibility in accordance with Policy 3.8 of the London Plan (2016).</p>
<p>As a result of a revised s106 offer and a number of inaccuracies in the report, - replace the recommended Heads of Terms on pages 48-50 and on pages 104-105 (Section 7.20 'Planning Obligations') with the following:</p> <p>A. That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to secure:</p> <ul style="list-style-type: none"> (i) Transport: All on site and off site highways works as a result of this proposal. (ii) Construction Training: Either a construction training scheme delivered during the construction phase of the development or a financial contribution. (iii) Air Quality: The applicant provides a financial contribution in the sum of £80,532. To go towards highways and public realm improvements to encourage walking and cycling and reduce reliance on car travel. (iv) Affordable Housing comprising: 20 socially rented units (7x1-bed, 6x2-bed & 7x3-bed) located in Block A and 7 intermediate (2x1-bed & 5x2-bed) located in Block D. (v) Affordable Housing including a review mechanism. (vi) Travel Plan Statement. (vii) Carbon offset contribution of £162,000. (viii) The residents of this development not to be eligible for parking permits, apart from Blue Badge holders and a charge made against the site to ensure the future buyers are aware of the parking restrictions. (ix) Project Management and Monitoring Fee: a contribution equal to 5% of the total cash contribution to enable the management and monitoring of the resulting agreement. (x) Provision of storage space, changing facilities and a club room for use by the Sharks Canoe Club. (xi) Refurbishment and extension of Shackles Dock. (xii) Improvements to Canal Towpath and to Canalside Land. The applicants have already committed to landscaping improvement works on the tow path which will cost over half a million pounds. The Towpath is still owned by Canals and River Trust and as part of the agreement to use their land, the applicant will agree a strategy with them to ensure that 	

the Tow Path is maintained which is likely to involve a monetary contribution.

Item: 7 Page: 109-196	Location: Randalls, 7-9 Vine Street, Uxbridge
Amendments/Additional Information:	Officer Comments:
<p>Drawing Nos (page 109) and condition 2 (page 113)</p> <p>Delete: 1510-5000 Material Studies Add: 1510-220 LV0 13.12.16</p>	<p>For clarity and precision and to reflect the latest plan submissions.</p>
<p>Delete Head of Term 2.A. (v): pages 112 and 171 'Travel Plan to include a £20,000 bond' Add new Head of Term (v) 'Travel Plan Statement'</p>	<p>As there is only to be 58 units, the development does not hit the threshold for a full travel plan, but is within the threshold for a Travel Plan Statement. These are less onerous than Full Travel Plans, as targets are not set but we still do look to monitor the comprehensive set of measures and objectives that would be outlined in the document. With a Travel Plan Statement we do not take a bond.</p>
<p>Letter from applicant seeking various amendments to the wording of certain conditions. Some of the suggested changes are agreed as set out below.</p>	<p>That officers be authorised to negotiate and agree the detailed wording of the proposed conditions of approval.</p>
<p>Amend condition 6.2.a (landscaping) (page 115) Cycle Storage (96 secure spaces for the flats)</p>	<p>Correction. For clarity and precision.</p>
<p>Amend condition 16 (Sound Insulation) (Page 119)</p> <p>Delete: The development shall not begin until a sound insulation scheme for the control of noise transmission to the adjoining dwellings has been submitted to and approved in writing by the Local Planning Authority (LPA).</p> <p>Replace with The development shall not begin until a sound insulation scheme for the control of noise transmission between the proposed commercial and residential units has been submitted to and approved in writing by the Local Planning Authority (LPA).</p>	<p>For clarity and precision.</p>
<p>Amend conditions 20 and 21 (Accessibility) page 121</p> <p>Add to both conditions : (save for those in the converted element of the Randalls Building and the Old Fire Station Building) after 'hereby approved'</p>	<p>Part M of the Building Regulations generally does not apply to dwellings resulting from a conversion or a change of use. There is no requirement for wheelchair accessible/adaptable residential accommodation within the existing or change of use elements.</p>

	The buildings are listed.
Amend condition 22 (Access gate) page 121 Delete: Prior to commencement Add: Prior to occupation	This is not necessary to be prior to the commencement of development.
Amend condition 23 Page 121 Add: and the Island Display Cabinet shall be used only for purposes within Use Class A1 or A3 of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Order 2015 (as amended).	In order to comply with the terms of the application. The island cabinet will have a flexible Class A1/A3 use.
Delete condition 20 of the Listed Building Consent (page 194)	This repeats condition 15 and should therefore be deleted.
Add Informative to Listed Building Consent Detailed drawings and elevations, submitted as a new listed building consent application, will be required for the island kiosk, if this is to be brought into commercial use. This would need to be approved prior to the commencement of any use of this structure.	