



# HILLINGDON

LONDON

<b>Meeting:</b>	<b>Major Applications Planning Committee</b>	
<b>Date:</b>	<b>25th of October 2017</b>	<b>Time: 6:00pm</b>
<b>Place:</b>	<b>Committee Room 5, Civic Centre, Uxbridge</b>	

## ADDENDUM SHEET

<b>Items: 9, 10, 11, 12, 13, 14, 15 and 16</b>	<b>Location: See individual Items</b>
<b><i>Amendments/Additional Information:</i></b>	<b><i>Officer Comments:</i></b>
Within the Agenda at the beginning of the Reports Pack change all the recommendations to:  Prior Approval Required - Recommended for Approval subject to S106 and conditions.	For clarity and consistency.

<b>Item: 6</b>	<b>Location: Ruislip Bowls Club, Ruislip</b>
<b><i>Amendments/Additional Information:</i></b>	<b><i>Officer Comments:</i></b>
With reference to the Conservation Officer's comments on pages 24 and 25, a Listed Building Consent Application has been submitted as requested but is awaiting validation. This will be determined at a later Committee meeting.	For clarity.

<b>Item: 7</b>	<b>Location: Abrook Arms PH, Harefield Road</b>
<b><i>Amendments/Additional Information:</i></b>	<b><i>Officer Comments:</i></b>
Page 36 - Additional Heads of Term:  6. A legal agreement to prevent future occupants applying for car parking permits.	In order to prevent undue pressure on surrounding parking provision

<b>Item: 9</b>	<b>Location: Westcombe House, Windsor Street</b>
<b><i>Amendments/Additional Information:</i></b>	<b><i>Officer Comments:</i></b>
Delete final paragraph of Summary, page 91, and replace with:  The application has been assessed against the above criteria and subject to relevant conditions	For clarity and consistency.

<p>and the securing of public realm contributions through a Section 106 Legal Agreement, prior approval is required and the application is recommended for approval.</p>	
<p>Page 92 Recommendation part D first paragraph amend to:</p> <p>D) If the Legal Agreements has not been finalised by 1st November 2017 (or such other timeframe as may be agreed by the Head of Planning and Enforcement), delegated authority be given to the Head of Planning and Enforcement to refuse the application for the following reason:</p>	<p>To permit time for the completion of the Legal Agreement post determination of Planning Committee</p>
<p>Page 93, amend Condition 2 part (3) and Reason to state:</p> <p>(3) If during development works asbestos is identified, an updated brief shall be submitted and an addendum to the remediation scheme shall be agreed with the Council prior to implementation.</p> <p><b>REASON</b> To ensure that risks from any contamination to the future users of the site and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (2012) and policy 7.21 of the London Plan (2016).</p>	<p>Due to the location and nature of the proposed development there will be no imported soils, however conversion of the building may present a risk from asbestos.</p>
<p>Page 93, amend Condition 3 to state:</p> <p>Development shall not begin until a sound insulation and ventilation scheme for protecting the proposed development from noise generated by commercial premises has been submitted to and approved in writing by the Local Planning Authority. The scheme shall meet an acceptable internal noise design criteria against external noise as agreed with the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.</p> <p><b>REASON:</b> To ensure that the amenity of the occupiers of the proposed development is not</p>	<p>As per Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2016 the only source of noise that the Local Planning Authority can take into consideration is that produced by commercial premises. Therefore noise generated from plant within the development is not an issue that the Local Planning Authority is permitted to consider as part of this type of application and therefore cannot be attached to any determination of the application.</p>

<p>adversely affected by noise generated by commercial premises in accordance with policy OE5 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).</p>	
<p>Page 93, add additional condition:</p> <p>No unit hereby approved shall be occupied until details identifying the allocation of all parking spaces to specific units has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.</p> <p>REASON To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).</p>	<p>To ensure that an appropriate level of car parking provision is provided</p>

<p><b>Item: 10</b></p>	<p><b>Location: Armstrong House, Uxbridge</b></p>
<p><b>Amendments/Additional Information:</b></p>	<p><b>Officer Comments:</b></p>
<p>Add location plan (reference 399-PL-SITE-001) to list of approved plans.</p>	<p>Omitted from original report in error.</p>
<p>Delete final paragraph of Summary, page 103, and replace with:</p> <p>The application has been assessed against the above criteria and subject to relevant conditions and the securing of public realm contributions through a Section 106 Legal Agreement, prior approval is required and the application is recommended for approval.</p>	<p>For clarity and consistency.</p>
<p>Page 104 Recommendation part D first paragraph amend to:</p> <p>D) If the Legal Agreements have not been finalised by 1st November 2017 (or such other timeframe as may be agreed by the Head of Planning and Enforcement), delegated authority be given to the Head of Planning and Enforcement to refuse the application for the following reason:</p>	<p>To permit time for the completion of the Legal Agreement post determination of Planning Committee</p>

<p>Page 105, amend Condition 2 part (3) and Reason to state:</p> <p>(3) If during development works asbestos is identified, an updated brief shall be submitted and an addendum to the remediation scheme shall be agreed with the Council prior to implementation.</p> <p><b>REASON</b> To ensure that risks from any contamination to the future users of the site and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (2012) and policy 7.21 of the London Plan (2016).</p>	<p>Due to the location and nature of the proposed development there will be no imported soils, however conversion of the building may present a risk from asbestos.</p>
<p>Page 105, amend Condition 3:</p> <p>Development shall not begin until a sound insulation and ventilation scheme for protecting the proposed development from noise generated by commercial premises has been submitted to and approved in writing by the Local Planning Authority. The scheme shall meet an acceptable internal noise design criteria against external noise as agreed with the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.</p> <p><b>REASON:</b> To ensure that the amenity of the occupiers of the proposed development is not adversely affected by noise generated by commercial premises in accordance with policy OE5 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).</p>	<p>As per Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2016 the only source of noise that the Local Planning Authority can take into consideration is that produced by commercial premises. Therefore noise generated from plant within the development is not an issue that the Local Planning Authority is permitted to consider as part of this type of application and therefore cannot be attached to any determination of the application.</p>

<b>Items: 11</b>	<b>Location: Armstrong House, Uxbridge</b>
<b>Amendments/Additional Information:</b>	<b>Officer Comments:</b>
Add location plan (reference 399-PL-SITE-001) to list of approved plans.	Omitted from original report in error.
Delete final paragraph of Summary, page 116, and replace with:  The application has been assessed against the above criteria and subject to relevant conditions	For clarity and consistency.

<p>and the securing of public realm contributions through a Section 106 Legal Agreement, prior approval is required and the application is recommended for approval.</p>	
<p>Page 116 Recommendation part D first paragraph amend to:</p> <p>D) If the Legal Agreements have not been finalised by 1st November 2017 (or such other timeframe as may be agreed by the Head of Planning and Enforcement), delegated authority be given to the Head of Planning and Enforcement to refuse the application for the following reason:</p>	<p>To permit time for the completion of the Legal Agreement post determination of Planning Committee</p>
<p>Page 117, amend Condition 2 part (3) and Reason to state:</p> <p>(3) If during development works asbestos is identified, an updated brief shall be submitted and an addendum to the remediation scheme shall be agreed with the Council prior to implementation.</p> <p>REASON To ensure that risks from any contamination to the future users of the site and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (2012) and policy 7.21 of the London Plan (2016).</p>	<p>Due to the location and nature of the proposed development there will be no imported soils, however conversion of the building may present a risk from asbestos.</p>
<p>Page 117, amend Condition 3:</p> <p>Development shall not begin until a sound insulation and ventilation scheme for protecting the proposed development from noise generated by commercial premises has been submitted to and approved in writing by the Local Planning Authority. The scheme shall meet an acceptable internal noise design criteria against external noise as agreed with the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.</p> <p>REASON: To ensure that the amenity of the occupiers of the proposed development is not adversely affected by noise generated by commercial premises in accordance with policy</p>	<p>As per Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2016 the only source of noise that the Local Planning Authority can take into consideration is that produced by commercial premises. Therefore noise generated from plant within the development is not an issue that the Local Planning Authority is permitted to consider as part of this type of application and therefore cannot be attached to any determination of the application.</p>

OE5 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).	
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<b>Items: 12</b>	<b>Location: Armstrong House, Uxbridge</b>
<b>Amendments/Additional Information:</b>	<b>Officer Comments:</b>
Delete final paragraph of Summary, page 127, and replace with:  The application has been assessed against the above criteria and subject to relevant conditions and the securing of public realm contributions through a Section 106 Legal Agreement, prior approval is required and the application is recommended for approval.	For clarity and consistency.
Page 128 Recommendation part D first paragraph amend to:  D) If the Legal Agreements have not been finalised by 1st November 2017 (or such other timeframe as may be agreed by the Head of Planning and Enforcement), delegated authority be given to the Head of Planning and Enforcement to refuse the application for the following reason:	To permit time for the completion of the Legal Agreement post determination of Planning Committee
Page 129, amend Condition 2 part (3) and Reason to state:  (3) If during development works asbestos is identified, an updated brief shall be submitted and an addendum to the remediation scheme shall be agreed with the Council prior to implementation.  REASON To ensure that risks from any contamination to the future users of the site and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (2012) and policy 7.21 of the London Plan (2016).	Due to the location and nature of the proposed development there will be no imported soils, however conversion of the building may present a risk from asbestos.
Page 129, amend Condition 3:  Development shall not begin until a sound insulation and ventilation scheme for protecting the proposed development from noise generated by commercial premises has been submitted to and approved in writing by the Local Planning Authority.	As per Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2016 the only source of noise that the Local Planning Authority can take into consideration is that produced by commercial

<p>The scheme shall meet an acceptable internal noise design criteria against external noise as agreed with the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.</p> <p>REASON: To ensure that the amenity of the occupiers of the proposed development is not adversely affected by noise generated by commercial premises in accordance with policy OE5 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).</p>	<p>premises. Therefore noise generated from plant within the development is not an issue that the Local Planning Authority is permitted to consider as part of this type of application and therefore cannot be attached to any determination of the application.</p>
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<p><b>Items: 13</b></p>	<p><b>Location: Bridge House, Oxford Road</b></p>
<p><b>Amendments/Additional Information:</b></p>	<p><b>Officer Comments:</b></p>
<p>Delete final paragraph of Summary, page 139, and replace with:</p> <p>The application has been assessed against the above criteria and subject to relevant conditions and the securing of public realm contributions through a Section 106 Legal Agreement, prior approval is required and the application is recommended for approval.</p>	<p>For clarity and consistency.</p>
<p>Page 140 Recommendation part D first paragraph amend to:</p> <p>D) If the Legal Agreements have not been finalised by 1st November 2017 (or such other timeframe as may be agreed by the Head of Planning and Enforcement), delegated authority be given to the Head of Planning and Enforcement to refuse the application for the following reason:</p>	<p>To permit time for the completion of the Legal Agreement post determination of Planning Committee</p>
<p>Page 141, amend Condition 2 part (3) and Reason to state:</p> <p>(3) If during development works asbestos is identified, an updated brief shall be submitted and an addendum to the remediation scheme shall be agreed with the Council prior to implementation.</p> <p>REASON To ensure that risks from any contamination to the future users of the site and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy</p>	<p>Due to the location and nature of the proposed development there will be no imported soils, however conversion of the building may present a risk from asbestos.</p>

OE11 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (2012) and policy 7.21 of the London Plan (2016).	
<p>Page 141, add additional condition:</p> <p>No unit hereby approved shall be occupied until details identifying the allocation of all parking spaces to specific units has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.</p> <p>REASON To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).</p>	To ensure that an appropriate level of car parking provision is provided

<b>Item: 14</b>	<b>Location: Riverview, Oxford Road</b>
<b>Amendments/Additional Information:</b>	<b>Officer Comments:</b>
Page 153 - Development - Amend description of development to state 37 units rather than 35 units	To correct a discrepancy between proposal and description of development.
<p>Delete final paragraph of Summary, page 154, and replace with:</p> <p>The application has been assessed against the above criteria and subject to relevant conditions and the securing of public realm contributions through a Section 106 Legal Agreement, prior approval is required and the application is recommended for approval.</p>	For clarity and consistency.
<p>Page 154 Recommendation part D first paragraph amend to:</p> <p>D) If the Legal Agreements have not been finalised by 1st November 2017 (or such other timeframe as may be agreed by the Head of Planning and Enforcement), delegated authority be given to the Head of Planning and Enforcement to refuse the application for the following reason:</p>	To permit time for the completion of the Legal Agreement post determination of Planning Committee
<p>Page 155, amend Condition 2 part (3) and Reason to state:</p> <p>(3) If during development works asbestos is identified, an updated brief shall be submitted and</p>	Due to the location and nature of the proposed development there will be no imported soils, however conversion of the building may present a risk from asbestos.



<p>an addendum to the remediation scheme shall be agreed with the Council prior to implementation.</p> <p><b>REASON</b> To ensure that risks from any contamination to the future users of the site and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (2012) and policy 7.21 of the London Plan (2016).</p>	
<p>Page 156, add additional condition:</p> <p>No unit hereby approved shall be occupied until details identifying the allocation of all parking spaces to specific units has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.</p> <p><b>REASON</b> To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).</p>	<p>To ensure that an appropriate level of car parking provision is provided</p>

<b>Item: 15</b>	<b>Location: Waterside, Oxford Road</b>
<b>Amendments/Additional Information:</b>	<b>Officer Comments:</b>
<p>Delete final paragraph of Summary, page 168, and replace with:</p> <p>The application has been assessed against the above criteria and subject to relevant conditions and the securing of public realm contributions through a Section 106 Legal Agreement, prior approval is required and the application is recommended for approval.</p>	<p>For clarity and consistency.</p>
<p>Page 168 Recommendation part D first paragraph amend to:</p> <p>D) If the Legal Agreements have not been finalised by 1st November 2017 (or such other timeframe as may be agreed by the Head of Planning and Enforcement), delegated authority be given to the</p>	<p>To permit time for the completion of the Legal Agreement post determination of Planning Committee</p>

<p>Head of Planning and Enforcement to refuse the application for the following reason:</p>	
<p>Page 169, amend Condition 2 part (3) and Reason to state:</p> <p>(3) If during development works asbestos is identified, an updated brief shall be submitted and an addendum to the remediation scheme shall be agreed with the Council prior to implementation.</p> <p><b>REASON</b> To ensure that risks from any contamination to the future users of the site and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (2012) and policy 7.21 of the London Plan (2016).</p>	<p>Due to the location and nature of the proposed development there will be no imported soils, however conversion of the building may present a risk from asbestos.</p>
<p>Page 170, add additional condition:</p> <p>No unit hereby approved shall be occupied until details identifying the allocation of all parking spaces to specific units has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.</p> <p><b>REASON</b> To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).</p>	<p>To ensure that an appropriate level of car parking provision is provided</p>

<p><b>Item: 16</b></p>	<p><b>Location: Dolphin Bridge House</b></p>
<p><b>Amendments/Additional Information:</b></p>	<p><b>Officer Comments:</b></p>
<p>Delete final paragraph of Summary, page 182, and replace with:</p> <p>The application has been assessed against the above criteria and subject to relevant conditions and the securing of public realm contributions through a Section 106 Legal Agreement, prior approval is required and the application is recommended for approval.</p>	<p>For clarity and consistency.</p>

<p>Page 182 Recommendation part D first paragraph amend to:</p> <p>D) If the Legal Agreements have not been finalised by 30th October 2017 (or such other timeframe as may be agreed by the Head of Planning and Enforcement), delegated authority be given to the Head of Planning and Enforcement to refuse the application for the following reason:</p>	<p>To permit time for the completion of the Legal Agreement post determination of Planning Committee</p>
<p>Page 183, amend Condition 2 part (3) and Reason to state:</p> <p>(3) If during development works asbestos is identified, an updated brief shall be submitted and an addendum to the remediation scheme shall be agreed with the Council prior to implementation.</p> <p>REASON To ensure that risks from any contamination to the future users of the site and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (2012) and policy 7.21 of the London Plan (2016).</p>	<p>Due to the location and nature of the proposed development there will be no imported soils, however conversion of the building may present a risk from asbestos.</p>

<b>Item: 17</b>	<b>Location: Prologis Park</b>
<b>Amendments/Additional Information:</b>	<b>Officer Comments:</b>
<p>Page 195: Update approved plans list to remove:-</p> <p>REMOVE 30952-PL-202D Si and replace with 30952-PL-202F</p> <p>And add 30952-PL-211.</p>	<p>Updated plans have been provided which provide more clarity on fencing positions and the type of fencing to be installed as well as the number of disabled car parking spaces provided (please see further comments below).</p>

<p>PAGE 206: Additional Comments Received from:-</p> <p>TfL: Although TfL would have preferred to see a lower level of car parking, it is understood that the proposed number of spaces is within the maximum parameters approved as part of the outline application. As such TfL has no comments to make on the reserved matters application</p> <p>HIGHWAYS ENGINEER:</p> <p>The traffic impact of the overall development was considered with the outline consent. As there is no further increase in the floor area proposed there are no additional off site highway impacts to consider. Condition 7 of the previous consent required car parking spaces in Phase 2 not to exceed 250. This restriction is met as 247 spaces are proposed.</p> <p>Disabled car parking spaces and cycle parking provision falls short of standards. Cycle parking for staff should be in a covered and secure location with shower facilities provided for staff.</p> <p>Consideration ought to be given for the provision of motorcycle parking in accordance with Council standards. Electric vehicle charging points need to be provided in accordance with current London Plan standards.</p>	<p>Noted. A sufficient proportion of vehicle charging points, motorcycle parking and cycle parking are secured by Condition 9 of the Outline Approval.</p> <p>A revised site layout plan has been received showing an allocation of 25 disabled car parking spaces. This has reduced the overall number of parking spaces from 247 to 238 but this is considered acceptable given the comments received from TfL.</p>
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