



HILLINGDON

LONDON

Meeting:	Central and South Planning Committee	
Date:	19th September 2017	Time: 7:00pm
Place:	Committee Room 5, Civic Centre, Uxbridge	

ADDENDUM SHEET

Item: 6	Page: 9	Location: Land at Sandow Crescent, Hayes
<i>Amendments/Additional Information:</i>		<i>Officer Comments:</i>
<p>3 additional responses have been received from occupiers in Sandow Crescent and Nestle's Avenue.</p> <p>These responses do not raise any additional issues above those that are set out in Section 6 of the main agenda.</p> <p>The applicants, have attempted to address the reasons for refusal and state the following:</p> <p>Reason 1 - Contact was made with the fire department prior to submission who considered the access acceptable as the concerns regarding fire safety could be overcome by the installation of safety sprinklers and fire hydrants.</p> <p>Reason 2 - The proposed units have an internal floor area of 87sqm and the minimum standards are for a two storey, 3 bedroom dwelling are 84sqm. Therefore we meet the standards as per the London Plan.</p> <p>Reason 3 - We have approached the owners of the two sites which immediately adjoin our site and neither have an interest in selling. Thus,, the alternative here is to be left with a redundant site within the Housing Zone.</p>		<p>1. The Council's highways officer considers the access unsuitable, despite the possible installation of safety sprinklers and fire hydrants, given its impact on pedestrian and highway safety.</p> <p>2. The standard quoted by the applicants is for a two storey 4 person unit. Your officers consider that the room sizes within the dwellings are of a size for the dwellings to be two storey 5 person units for which the requirement is 93sq.m</p> <p>3. Whilst the difficulty of site assembly is accepted, the density of the proposed development means that the potential of the site, in a Housing Zone, is under utilised.</p>

Item: 14	Page: 113	Location: City Flower Traders, Packet Boat Marina, Packet Boat Lane
<i>Amendments/Additional Information:</i>		<i>Officer Comments:</i>
<p>Condition 5 should be amended to read as follows:</p> <p>No persons other than staff shall be permitted to be on the premises between the hours of 23.00 hours and 08.00 hours except for the agreed 6 occasions in any one calendar year when no persons other than staff shall be permitted to be on the premises between the hours of 24.00 hours and 08.00 hours.</p> <p>REASON To ensure that the amenity of the occupiers of nearby boats is not adversely affected in accordance with the Policies of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).</p>		