

## Minutes



**MAJOR Applications Planning Committee**

**24 October 2018**

**Meeting held at Committee Room 5 - Civic Centre, High Street, Uxbridge**

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Janet Duncan, John Morse, John Oswell, Devi Radia, Steve Tuckwell, David Yarrow and Nicola Brightman</p> <p><b>LBH Officers Present:</b> Nicole Cameron (Legal Advisor), Richard Michalski, Mandip Malhotra (Strategic and Major Applications Manager) and James Rodger (Head of Planning and Enforcement)</p>
67.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Councillor Alan Chapman sent his apologies with Councillor Brightman substituting.</p>
68.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>None.</p>
69.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p><b>RESOLVED That:</b> the minutes of the meeting held on 2 October 2018 be approved as an accurate record.</p>
70.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
71.	<p><b>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED IN PUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items were Part 1 and would be considered in public.</p>
72.	<p><b>276 BATH ROAD, HEATHROW - 35293/APP/2018/538</b> (<i>Agenda Item 6</i>)</p> <p><b>Minor material amendment to revise Conditions 2 (Approved Plans), and 3 (Approved Documents), alter timescales for the submission and approval of details relating to conditions 4 (Landscape works in accordance with Approved landscape scheme), 9 (Ecological Enhancement Scheme) and 18 (Details of taxi and coach drop-off area) and omit 13 (Electric charging points) and 15 (Car parking management strategy) of planning permission ref: 35293/APP/2015/3693,</b></p>

**dated 31/10/16: Minor material amendment to planning permission ref. 35293/APP/2009/1938 dated 28/05/2010: Erection of 623-bedroom hotel with ancillary restaurant/bar facilities, landscaping, parking for 354 cars and associated works to allow the addition of an extra floor, internal and external alterations to the building, involving extension of the building within the internal courtyards and on the new fifth floor and alterations to the parking/landscaping layout.**

Officers introduced the report and highlighted the addendum. The application sought to amend conditions 2, 3, 4, 9 and 18 and omit conditions 13 and 15 which would be dealt with within a revised S106/Deed of Variation. Additional proposed amendments and alterations to the Heads of Terms were detailed in the addendum and would be incorporated into the legal agreement. Members were informed that the application site did not fall within the green belt itself but was surrounded by a green belt area. The application related to a 623 bed hotel building being constructed towards the front of the site. Said building would be divided into two hotels, run by two operators, who would share back of house facilities, including car parking. Members were advised that the revisions were required to make the consented scheme compatible with the proposed construction of a 250 bed hotel and multi-storey car park at the rear of the site on what would previously have formed a large part of the surface car park which would have served the 623 bed hotel building.

Councillors sought clarification regarding car parking arrangements at the site and were advised that the three hotels would share the use of the proposed multi-storey car park; this would be secured in the legal agreement.

Members drew attention to the comments provided by Heathrow Aerodrome Safeguarding regarding landscaping on page 23 of the agenda and suggested that re-working of condition 4 may be deemed unnecessary. It was agreed that condition 4 be deleted and incorporated into the Heads of Terms. Moreover, the Committee agreed that informative 8 on page 17 relating to English Oak trees should also be imposed on item 7 of the agenda.

Councillors sought clarification regarding the provision of facilities for motorcycles in the proposed development. It was agreed that authority be delegated to the Head of Planning to draft an additional requirement to ensure this.

The Committee also sought further clarification regarding the provision of Electric Vehicle Charging Points at the site. It was confirmed that 88 such points would be provided as detailed in the addendum.

Further to the discussion, the officer's recommendation was moved, seconded and, when put to a vote, unanimously approved subject to the addendum and the suggested amendment.

**RESOLVED That:**

- 1. the application be approved subject to the addendum;**
- 2. authority be delegated to the Head of Planning to amend the Section 106 to ensure provision for motorcycles.**

73. **276 BATH ROAD, SIPSON - 35293/APP/2018/317** (*Agenda Item 7*)

**Redevelopment of the site for a 250-bed hotel (Use Class C1) and multi-storey car park, including landscaping, plant and associated works.**

Officers introduced the report and highlighted the addendum. The application sought planning permission for a new 250 bedroom, 4 storey hotel and multi-storey car park behind a 623 bed hotel building currently under construction on the northern side of the A4 Bath Road opposite London Heathrow Airport, within the Heathrow/A4 Industrial Business Area (IBA). The hotel building being constructed would be divided to provide two separate hotels with different operators, although sharing back of house facilities. The proposed new hotel would be the third one on the site and the multi-storey car park behind it would serve all three facilities. The new hotel would be sited on a large part of the proposed surface car park that would have served the 623 bed hotel. Members were informed that, overall, 438 spaces would serve the three hotels, which represented an up-lift of 84 spaces on site, with the overall parking ratio reducing from 0.57 to 0.5 spaces per bedroom. The Committee was advised that the items in the addendum would appear within the legal agreement not as conditions.

The Committee enquired as to the height of the business units adjacent to the site and commented that the proximity of the site to the green belt and to other nearby developments should be taken into consideration. It was confirmed that the proposed hotel development would be five storeys high at the front of the development reducing to four storeys at the rear; this would not significantly exceed the height of the other existing units in the area. However, Members expressed concern that the proposed development could appear incongruous and not be comparable in size to the surrounding units. It was agreed that powers be delegated to the Head of Planning to draft a bespoke levels condition to avoid any anomaly; this would include a requirement for the heights of adjacent units to be established.

Members sought clarification regarding the Car Park Management Plan as detailed on page 36 of the agenda and commented that the original parking plan had provided more screening. Councillors were advised that, although the revised plan currently incorporated less screening, it was anticipated that there would be improvements in planting in the future.

At the request of the Committee, it was agreed that informative 8 on page 17 relating to English Oak trees should be imposed on both item 6 and item 7 of the agenda. A new building materials condition was also recommended. Authority was delegated to the Head of Planning to ensure this.

It was suggested that Condition 7 on page 36 of the agenda be split into two separate conditions - one relating to the management strategy and one relating to the future review mechanism. This amendment would be delegated to the Head of Planning.

Following the discussion, the officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed subject to the addendum and the agreed amendments.

**RESOLVED That:**

- 1. the application be approved subject to the addendum;**
- 2. authority be delegated to the Head of Planning to amend the conditions relating to building levels and materials;**
- 3. authority be delegated to the Head of Planning to split Condition 7 into two separate conditions as discussed;**
- 4. authority be delegated to the Head of Planning to include informative 8 (as detailed in agenda item 6) within the terms of agenda item 7.**

74. **SOUTH BUCKS - 39702/APP/2018/3292** (*Agenda Item 8*)

**Part retrospective application for use of site as B8 use and construction of four ancillary buildings, an electric substation, nine lighting columns and replacement boundary fence and gate at Link Park Heathrow, Thorney Mill Road, Iver**

Officers introduced the report which sought part retrospective approval for use of the site referred to as 'Link Park Heathrow' as storage and distribution falling within Use Class B8. Members were informed that the proposal did not conform to the types of development allowed by the National Planning Policy Framework and therefore constituted inappropriate development in the Green Belt. It was recommended that Members object to this Out of Borough application.

Members commented that the Out of Borough application was unacceptable for the reasons cited in the report. The officer's recommended objection to the scheme was moved, seconded and, when put to a vote, unanimously approved.

**RESOLVED: That Hillingdon Council formally object to the proposal for the reasons outlined in the officer's report.**

75. **UNIT 1, ELYSTAN BUSINESS CENTRE - 36985/APP/2018/2970** (*Agenda Item 9*)

**Change of use from a retail (Carpetright) (Use Class A1) to a 24-hour gym (Use Class D2) with associated alterations to the facade.**

Officers introduced the report and highlighted the addendum. The application sought to change the use of a commercial unit over 1,000 sqm within a retail parade to a 24-hour gym. Members were informed that, as detailed in the addendum, 18 secure cycle parking spaces would be provided; the development would not be occupied until the cycle spaces had been installed. The proposed elevations were similar to those currently in existence and sufficient car parking would be provided. A revised site location plan had been submitted to the local planning authority prior to publication of the Committee report. It had therefore been deemed necessary to re-consult on this planning application; the consultation period was underway and was due to expire on 5 November 2018. Subject to no new substantive issues being raised as part of the re-consultation, it was recommended that planning permission be granted subject to conditions.

Members commented that the car park was not currently in use 24 hours a day due to issues relating to antisocial behaviour in the area. At present the car park was secured at night. Concern was expressed regarding a potential increase in antisocial behaviour, particularly 'donutting' should these security measures be withdrawn. It was suggested that a condition could be added to address these concerns. Thereafter a decision was taken to allow the Committee to adjourn for five minutes to enable officers to discuss the matter further with the agent.

The Committee reconvened following the adjournment. It was suggested that one possible solution would be to enhance Condition 4 to allay Members' concerns regarding antisocial behaviour; however, a deferral was deemed to be a more appropriate course of action to enable officers to investigate further the incidences of antisocial behaviour in the area.

The option to defer was moved, seconded and, when put to a vote, unanimously

agreed.

**RESOLVED:** That the decision be deferred pending further investigation.

76. **FANUC HOUSE - 26134/APP/2018/2743** (*Agenda Item 10*)

**Section 73 application seeking Minor Material Amendment to revise Condition 2 (Approved Plans): Demolition of existing office building and re-development of the site to provide a 4-storey building with basement parking comprising 40 residential units with associated car parking, amenity space and landscaping, to allow replacement of car lift with access ramp, increase size of terrace over the ramp, relocate children's play area, relocate four disabled spaces from surface level to basement, provision of 13 M4(2) compliant spaces with net cycle spaces, increasing the size of the M4(3) units, additional service provision, including riser areas and plant room and car park ventilation and roof amendments to include additional PV panel provision and increase in gable eaves height by 75mm.**

Officers presented the report and highlighted the addendum. Members were informed that permission had already been granted for the demolition of the existing office building and re-development of the site to provide a 4-storey building with basement parking comprising 40 residential units with associated car parking, amenity space and landscaping. The application sought minor material amendments to the consented scheme namely:

- to create a ramp access into the lower ground floor car park instead of a car lift;
- to provide 29 car parking spaces instead of 31;
- minor alterations to the mix of units and
- alterations to the landscaping.

Members commented that, although not ideal, the proposed amendments to the scheme were an improvement. Under the previous arrangements, disabled users of the car park would have needed to exit their vehicles, leave the site and walk along a footpath to access the residential units. The current proposal ensured that disabled users of the car park could easily access the lifts which were positioned in close proximity to the disabled car parking spaces. Councillors requested clarification as to the arrangements in place should the lifts be inoperative. It was confirmed that, in case of breakdown, users could access the site via a ramp. Members requested clarification as to the gradient of the proposed ramp. It was confirmed that the gradient would be 1:7; this was deemed to be acceptable by law and was unavoidable due to the constraints of the site.

The officer's recommendation was moved, seconded and, when put to a vote, approved by eight Councillors with one abstention.

**RESOLVED That: the application be approved subject to the addendum and a Deed of Variation as detailed in the officer's report.**

77. **PROLOGIS PARK WEST LONDON - 37977/APP/2018/2417** (*Agenda Item 11*)

**Reserved matters pursuant to conditions of planning permission for layout, scale, appearance and landscaping for Phase 2 of the development at Prologis Park, West London.**

Officers presented the report and highlighted the addendum. The application sought to discharge the reserved matters relating to layout, scale, appearance and landscaping for Phase 2 of Prologis Park West (formerly Stockley Park Phase 3). Members were informed that planning permission had been granted in December 2015 for four industrial units. The current application sought approval of the updated details relating to layout, scale, appearance and landscaping for Unit 3 and re-approval of the previously approved details for Unit 4. It was confirmed that the proposed development had been designed in accordance with the parameters approved at outline stage. The design and layout were sympathetic towards the surrounding area and consistent with the approach taken in Phase 1 of the development, ensuring design continuity throughout the overall development.

Members commented that a current footpath to the side of the site did not have a wheelchair-friendly surface. It was requested that this fact be brought to the attention of developers.

It was agreed that the overall development was in accordance with the outline consent. The officer's recommendation was therefore moved, seconded and, when put to a vote, unanimously approved.

**RESOLVED That: the application be approved subject to the addendum.**

78. **RAINBOW & KIRBY INDUSTRIAL ESTATE, TROUT RD - 38058/APP/2017/1340**  
*(Agenda Item 12)*

**This item was withdrawn from the agenda prior to commencement of the meeting.**

The meeting, which commenced at 6.00 pm, closed at 7.02 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Liz Penny on 01895 250 185. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

**The public part of this meeting was filmed live on the Council's YouTube Channel to increase transparency in decision-making, however these minutes remain the official and definitive record of proceedings.**