

Minutes



MAJOR Applications Planning Committee

19 June 2018

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Janet Duncan, John Morse, John Oswell, Devi Radia, Steve Tuckwell and David Yarrow</p> <p>LBH Officers Present: James Rodger (Head of Planning, Transportation and Regeneration), Richard Phillips (Principal Planning Officer), Glen Egan (Legal Advisor), Richard Michalski (Highways Engineer) and Anisha Teji (Democratic Services Officer)</p>
13.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies received from Cllr Alan Chapman.</p>
14.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
15.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>Cllr Morse raised an objection against approving the minutes, on the basis that five refusal reasons were provided in writing to officers, but had not been included in the minutes.</p> <p>The Legal Advisor confirmed that he would review the recording of the meeting and compare that with the written reasons provided by Members. He clarified that the purpose of the minutes was to record what was agreed and took place in the meeting.</p> <p>RESOLVED – That the minutes from the meeting on 23 May 2018 be deferred to the next meeting pending further clarification.</p>
16.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>Item 6 – 579 – 583 Uxbridge Road, Hayes (72470/APP/2016/4648) had been withdrawn prior to the meeting.</p> <p>There was also an urgent item to be considered in relation to the Council's view/consultation on Western Rai Link to Heathrow, Heathrow Airport, Hounslow (73805/APP/2018/1774).</p>

17.	<p>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED INPUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items would be heard in Part I.</p>
18.	<p>579 - 583 UXBRIDGE ROAD, HAYES - 72470/APP/2016/4648 (<i>Agenda Item 6</i>)</p> <p>This item was withdrawn prior to the meeting.</p>
19.	<p>WALLINGFORD ROAD, BUS DEPOT, UXBRIDGE - 50677/APP/2017/4537 (<i>Agenda Item 7</i>)</p> <p>Officers introduced the report and provided an overview of the application. Planning permission was sought for the use of land as a bus park for up to 30 buses and erection of three containers to provide staff facilities. Officers highlighted the addendum and made a recommendation for refusal.</p> <p>A petitioner spoke in objection of the application. The petitioner told the Committee that a residents association had been formed to voice the concerns of residents, in light of the buses that appeared in the area a year ago. The petitioner submitted that the application should be refused on the grounds of road safety, the impact on the health and wellbeing of local residents in the area and the vehicular movements out of Wallingford Road were dangerous. Large vehicles, HGVs and buses mounted the footpath or crossover to exit the road and there were parts of the road where two vehicles were unable to pass each other. The Council has an obligation to protect everyone. A nearby site had now been completed and it was unknown how many HGVs and vehicles would leave the site causing further pollution, noise, traffic and potential accidents. The residents were also concerned about peak hour traffic flow and movements during period of darkness. The petitioner submitted that residents were here first and asked the Committee to uphold the officer's recommendation.</p> <p>In response to Member questions, the petitioner confirmed that buses appeared a year ago. The buses were noticed last year and were accessing through a road built on the south side. It was noted that there were multiple issues in the area.</p> <p>The applicant for the site addressed the Committee. The applicant informed the Committee that five and a half thousand staff members were employed, there were 100 contracts and 14 garages. The current garage in the centre of Uxbridge was a satellite site and was currently full. The site provided all the servicing, engineering and washing that was required. The selected location was in an industrial area as it was close to the garage. There was little movement in and out of the garage, and movement was mainly in the morning and late evening. The bus service sought to improve public transportation and the services just needed an opportunity to park buses. The newer buses were quiet, environment friendly, generally better and had a lower impact than any other vehicles on the industrial estates. The applicant noted the issue at the junction but explained that drivers were made aware of the significance of not driving on the pavements in their training, and to date there had been no collisions. The applicant submitted that if buses could not be parked on the site, it would be difficult to find any other suitable site in Hillingdon.</p> <p>In response to Member questions, the applicant confirmed that the service had only been operating this route for a year. Although no assessments had been undertaken as to whether two buses could travel on the road at the same time, the applicant explained that regular risk assessments were conducted on the routes that were</p>

served. Vehicles would leave in the morning between 4:30 to 8 am and return at night between 8 and 2pm. The applicant was not aware that planning permission was required for the site, but it was clarified that the applicant was using another site down the road not that site that there were applying planning permission for.

The Committee acknowledged the pressures on bus companies looking for suitable parking space and also accepted that Uxbridge bus garage was not big enough. It was acknowledged that this garage had been operating for a year and there had been no incidents in the past year. The Committee considered that bus crossing the central reservation was such a common occurrence and if it was not allowed, many bus routes would not be able to operate. The Committee noted that public transport was urgently needed for residents. Members were interested to see the amount of movement during the hours suggested by the operator. Some Members requested the opportunity to see and risk assess the operation at the junction to make a full and informed decision.

Members questioned the unauthorised access to the site or another site that was being used. Officers stated that this was not pertinent to the determination of the application.

The officer's recommendation was moved, seconded, and when put to a vote, three voted in favour and four against.

In light of the safety concerns raised, Members put to a vote whether a site visit should be conducted and a demonstration of buses movement, the extent they move into the opposing carriageway.

A motion for a deferral of the application to allow a site visit to be undertaken was moved, seconded and when put to a vote four voted in favour and three against.

RESOLVED – That the Committee defer the application to allow a site visit to be undertaken.

20. **WESTCOMBE HOUSE, UXBRIGDE - 13544/APP/2018/1122** (*Agenda Item 8*)

Officers introduced the report and provided an overview of the application. Planning permission was sought for the variation of condition 1 of planning application reference 13544/APP/2017/3388. Officers made a recommendation for approval.

It was noted that two of the flats were two bedroom homes and some Members considered that these would most likely be used as family accommodations that required the use cars. Some Members expressed concerns about the reduction of parking spaces from eight to two and that there were no provisions for disabled parking. Officers confirmed that in Uxbridge, previously car free developments had been allowed and it was a material planning consideration. Members were advised that this ought to be balanced against the issues raised.

Members agreed that ideally they would like to see car more parking spaces. However, this was a town centre accommodation and a number of families did not always rely on cars. In light of this, the officer's recommendation was moved, seconded, and when put to a vote, there were six votes in favour and one vote against.

RESOLVED – That the application be approved.

21. **FLC CAR SALES, YIEWSLEY - 692/APP/2017/749** (*Agenda Item 9*)

Officers introduced the report and provided an overview of the application. Planning

permission was sought for the erection of a 2-4 storey building comprising 30 studio, 1, 2 and 3- bedroom apartments with associated access, car parking and refuse/recycling store, involving the demolition of the used car sales garage (Outline application with appearance and landscaping reserved). Officers highlighted the addendum and made a recommendation for approval.

Members noted that this was a good scheme and welcomed the development as it would improve Yiewsley. There were however, concerns raised in relation to the location of the access points and vehicles entering Falling Lane which would cause traffic congestion. Although officers noted the concerns raised regarding queuing and traffic congestion, they confirmed that the applicant was keen to retain the access points and during peak hours there was only expected to be under 10 movements. Officers considered that this was unlikely to cause serious issue or harm to the highway. Members disagreed and considered that 10 vehicles was likely to cause problems and were uncomfortable with the highways impact.

Before making an informed determination, Members were minded to defer the item to allow officers to discuss the concerns raised with the applicant. Officers were also asked to looking into other issues such as privacy.

The motion to defer the application was moved, seconded, and when put to a vote, was agreed unanimously.

RESOLVED - That the application be deferred to a later meeting pending further discussions with the applicant.

22. **ONSLOW MILLS, YIEWSLEY - 1724/APP/2018/1695** (*Agenda Item 10*)

Members had regard to the report. Planning permission was sought for the modification of S106 Planning Obligation relating to planning application 1724/APP/2016/3513 (Demolition of existing building and erection of new building comprising 24 apartments, amenity space and car parking) to Amend schedule 1 to provide 100% Affordable Housing.

The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED – That the application be approved.

23. **PROLOGIS PARK WEST LONDON, YIEWSLEY - 37977/APP/2018/1117** (*Agenda Item 11*)

Members had regard to the report. Planning permission was sought for Phase 1 containing 18,900sqm of floor space in two buildings up to 16.2 metres in height (to ridge), together with associated highways works, open space, hard and soft landscaping, car parking and associated infrastructure. Outline planning permission was sought for Phase 2 for up to 26,100sqm of floor space with all matters, except for access, reserved for later determination.) The addendum was highlighted and officers made a recommendation for approval.

The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED – That the application be approved, subject to the changes in the addendum.

24.	<p>WESTERN RAIL LINK TO HEATHROW, HEATHROW AIRPORT, HOUNSLOW - 73805/APP/2018/1774 (<i>Agenda Item 12</i>)</p> <p>Officers introduced the report and provided an overview of the key points. Officers made a recommendation for objection and highlighted the addendum.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED – That the officer's recommendation for objection be approved.</p>
	<p>The meeting, which commenced at 6.00 pm, closed at 7.05 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Anisha Teji on 01895 277655. 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.