



HILLINGDON

LONDON

Meeting:	Major Applications Planning Committee	
Date:	10th of January 2018	Time: 6:00pm
Place:	Committee Room 5, Civic Centre, Uxbridge	

ADDENDUM SHEET

Item: 6	Location: 297 Long Lane, Hillingdon
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
<p>Page 13: Amendments (shown bold and underlined) to condition 7 to be worded as follows:-</p> <p>Part 1. Details of Soft Landscaping <u>to include defensible space for all ground floor windows</u></p> <p>Part 2.d Car Parking Layouts (including demonstration that <u>7</u> parking spaces are served by active electrical charging points and a further <u>7</u> by passive electrical charging points) showing 36 spaces and <u>two motorcycle spaces</u>;</p> <p>Part 2g to be deleted;</p>	<p>Amended wording to secure defensible space planting and to clarify the exact amount of spaces required to be served by electrical charging points.</p> <p>Par 2.g required details of play equipment. This development is below the threshold which requires a play area to be provided.</p>
Page 19: Delete Conditions 24 and 25	These are duplicates of conditions 14 and 8.
<p>Page 29: Officer response to housing comments.</p> <p>The applicant was not able to comply with these comments because of the viability issues which are fully explained in Section 7.13 of the Committee Report (page 36 - 37).</p>	
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>

<p>Page 15: Condition 13.</p> <p>Revised wording to condition to relate to all bathroom windows on the western elevation of the building.</p>	<p>Reference to obscure glazing was not included on the most recent revised plans so the wording of the condition has been altered to take account of this.</p>
<p>Add condition worded as follows:</p> <p>Before the development hereby approved commences, a scheme of repair / enhancements to any third party structures affected by demolition works shall be submitted to, and agreed in writing, by the Local Planning Authority.</p> <p>The approved scheme shall be implemented prior to any unit within the development being occupied.</p> <p>REASON In the interests of the character and appearance of the surrounding area and the amenities of neighbouring residents in accordance with Policies BE 13, BE 19 and OE 1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)</p>	<p>This condition has been added in order to ensure any demolition works do not result in adverse amenity impacts to boundary walls or other existing structures which are to be retained..</p>
<p>Page 22: Informative 6.</p> <p>Remove formatting error in final paragraph.</p>	<p>For clarity.</p>

<p>Item: 8</p>	<p>Location: Land at Cessna Road</p>
<p>Amendments/Additional Information:</p>	<p>Officer Comments:</p>
<p>Page 55: Amendments to condition 7 as follows:-</p> <p>Remove part 2.g. (details of any other structure)</p> <p>Amend part 2.d to require 1 electrical car charging point rather than 3.</p>	<p>No further structures are proposed and, as such, part 2.g. is not necessary.</p> <p>Electrical charging points are required for 20% of spaces and this equates to 1 parking space. The requirement for 3 charging points was therefore erroneous.</p>

<p>Item: 10</p>	<p>Location: Glaze House, Beaconsfield Road</p>
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<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
Page 111: Section 3.2. The proposal does not include any demolition works. The reference to demolition was made in error and will be removed from the report.	For clarity.
Page 109: Condition 9. Reduce amount of cycle parking required from 20 to 10.	The Council's Highway Engineer has stated that parking for 10 cycles would be sufficient for this development and, as such, requiring 20 spaces would not be reasonable.
<p>Page 108: Remove condition 5 and amalgamate into reworded condition 4:</p> <p>No development shall take place until a car parking scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -</p> <p>Details of entrance and exit points, turning spaces, circulation spaces and marked out car parking spaces for 31 cars.</p> <p>The arrangements shown on the plan shall thereafter be maintained in perpetuity and used for no other purpose.</p> <p>The parking spaces shown on the approved plans shall be for the use by the private vehicles of staff and visitors only and not by commercial vehicles at any time.</p> <p>REASON To ensure that an appropriate level of usable car parking spaces are provided on site and in the interests of traffic and pedestrian safety in accordance with Policies AM 3 and AM 14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016)</p>	

Item: 12	Location: 205 & 207 Harefield Road, Uxbridge
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>

<p>A formal request has been made by the applicant's agent that the application be withdrawn from the agenda to enable further discussions to occur.</p>	<p>The application has been considered and found to be unacceptable for a number of reasons as set out in the Committee report. The application is considered to be a long way from being acceptable and, accordingly, officers do not consider there to be merit in further discussions at this stage.</p>
<p>Add standard informatives I52 (Compulsory Informative 1), I53 (Compulsory Informative 2) & I59 (Councils Local Plan : Part 1 - Strategic Policies).</p> <p>Add the following informative: In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service. We have however been unable to seek solutions to problems arising from the application as the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.</p>	<p>These were omitted in error.</p>
<p>The applicant's planning agent and Transport Consultant have questioned the robustness of the highways refusal reason.</p> <p>The Transport Consultant has highlighted that the Highway Engineer has only requested 1.5 spaces per 2-bedroom unit and not two-spaces and that therefore only 23 spaces are required. It is suggested that these could be easily accommodated.</p> <p>The Transport Consultant also suggests the officer's comments in part 7.10 of the report are misleading, highlighting that "The Local Plan certainly does not require a maximum parking standard. The Local Plan provides a maximum parking standard that must not be exceeded unless there are 'exceptional circumstances. and where the development is related to measures to improve public transport or manage the supply of on-street parking'. Parking provision below the maximum parking standard is allowed."</p>	<p>The Highway Engineer's comments are provided in full in part 6 of the report. The Highway Engineer states: "I confirm that I would be expecting at least 1 car parking space per studio and 1 bed flat and 1.5 spaces per 2 bed flat. This is seen as a minimum given the poor accessibility and given that visitor parking on Harefield Road is not an option given its width and classified road status."</p> <p>The applicant is correct that this would equate to a minimum provision of 23 spaces. Part 7.10 of the report incorrectly refers to 26 spaces.</p> <p>It is acknowledged that the Local Plan sets out maximum standards and that a lesser provision can sometimes be found acceptable. This is reflected in the request for a minimum provision of 23 spaces, which falls below maximum standards.</p> <p>Notwithstanding this, the Highway Engineer has confirmed that a provision of only 21 spaces is unacceptable and that the refusal reason is justified.</p>

