

Minutes



MAJOR Applications Planning Committee

4 December 2018

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Alan Chapman, Janet Duncan, John Morse, John Oswell, Steve Tuckwell, David Yarrow and Becky Haggar (In place of Devi Radia)</p> <p>LBH Officers Present: Glen Egan (Office Managing Partner - Legal Services), Ed Laughton (Principal Planning Officer), James Rodger (Head of Planning and Enforcement), Hardeep Ryatt (Planning Officer), Luke Taylor (Democratic Services Officer) and Alan Tilly (Transport and Aviation Manager)</p>
91.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Radia, with Councillor Haggar substituting.</p>
92.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Edwards declared a non-pecuniary interest in Item 10, as he reported the infringement to the Council, and left the room during the discussion of the item.</p>
93.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meeting on 14 November 2018 be agreed as a correct record.</p>
94.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
95.	<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 agreed that all items were marked Part I and would be considered in public.</p>
96.	<p>BOURNE COURT SITE, BOURNE COURT, RUISLIP - 11891/APP/2018/3414 (<i>Agenda Item 6</i>)</p> <p>This item was withdrawn from the agenda prior to the meeting.</p>

97.	<p>THE OLD VINYL FACTORY, BLYTH ROAD, HAYES - 59872/APP/2018/1107 (Agenda Item 7)</p> <p>Reserved Matters Application regarding the appearance and landscaping for Phase 3B ‘The Assembly Buildings’ of the Old Vinyl Factory site, as required by Conditions 2 and 3 of planning permission ref: 59872/APP/2013/3775 dated 31/07/2014.</p> <p>Officers introduced the application, which sought to discharge the reserved matters relating to appearance and landscaping for Phase 2 of the Old Vinyl Factory Masterplan: The Assembly Buildings, and noted the addendum.</p> <p>Members noted the plans for the area were attractive and expressed a desire to ensure that landscaping was to a high level, and trees were pollution absorbing. Officers confirmed that Condition 2, regarding landscaping, could be strengthened to confirm a minimum number of trees and ensure semi-mature trees were included in the plans.</p> <p>The Committee agreed that the design was impressive, and that environmental measures were very important in that location. Councillors moved and seconded the officer’s recommendation, subject to delegated authority to the Head of Planning, Transportation and Regeneration to strengthen Condition 2. Upon being put to a vote, the recommendation was unanimously agreed.</p> <p>RESOLVED: That the application be approved, subject to delegated authority to the Head of Planning, Transportation and Regeneration to strengthen Condition 2.</p>
98.	<p>EAGLE HOUSE, THE RUNWAY, RUISLIP - 2342/APP/2018/2294 (Agenda Item 8)</p> <p>The demolition of the existing building and the erection of a four-storey hotel (Class C1), including ancillary restaurant / café / bar and associated car parking, servicing and landscaping and the provision of pedestrian access to Odyssey Business Park.</p> <p>Officers introduced the application, which sought to demolish the existing, vacant Eagle House office building and erect a 79-bedroom hotel with a restaurant, car parking, landscaping and associated facilities, and noted the addendum, which sought amendments to Conditions 6, 11, 17 and 23.</p> <p>Responding to the Committee’s questioning, officers confirmed that swept path drawings have shown that a large vehicle can enter and leave the site in forward gear, including refuse vehicles.</p> <p>Members noted that 10% of car parking spaces should be served by electrical charging points, instead of 5%, and agreed to give delegated authority to the Head of Planning, Transportation and Regeneration to ensure this.</p> <p>Officers clarified that the application included a green roof, and noted that there were no objections subject to a bird hazard management scheme, while it was ensured that the landscaping plan included no more than 10% of berry bearing species.</p> <p>Councillors commented that the hotel was under flight paths from the airport, and the officers confirmed that this was the case, but the Ministry of Defence did not raise any objections to the application.</p>

The Committee expressed a desire to maximise pollution reduction with planting and it was agreed that Condition 6.1c would be strengthened to ensure this.

Responding to questioning, officers confirmed that there was a five-year maintenance schedule regarding the application, and Councillors agreed to delegate authority to the Head of Planning, Transportation and Recycling to ensure the maintenance of the living roof. Members also expressed concern regarding pedestrian access from the business park to the site, and it was agreed to change Condition 19 to reflect the “whole site”.

The officer’s recommendation, subject to delegated authority to the Head of Planning, Transportation and Regeneration to ensure the enhancement of Conditions 6.1c and 19, the amendment of Condition 6 regarding the living roof, and the amendment of Condition 12 to ensure the Council can enforce it, was then moved, seconded and put to a vote.

The recommendation was moved, with seven Councillors voting in favour, and one Councillor abstaining.

RESOLVED: That the application be approved, subject to delegated authority to the Head of Planning, Transportation and Recycling to:

- 1. Enhance Condition 6.1c to maximise pollution reduction through landscaping;**
- 2. Enhance Condition 19 to include the wording “whole site”;**
- 3. Amend Condition 6 to include maintenance of the living roof; and,**
- 4. Amend the wording of Condition 12 to ensure the language is enforceable by the Council.**

99. **3 BULLS BRIDGE CENTRE, NORTH HYDE GARDENS, HAYES - 13226/APP/2018/2112** (*Agenda Item 9*)

RESOLVED: That the application was approved, subject to delegated authority to the Head of Planning, Transportation and Regeneration to ensure the demolition of existing unit and redevelopment of the site to provide two modern employment units consisting of 16,918 sq.m (GIA) for flexible employment purposes within Use Classes B1c / B2 / B8 with ancillary offices, car parking, landscaping, service yard areas and ancillary uses, as well as associated external works.

Officers introduced the application, which sought the demolition of the existing unit and redevelopment of the site to provide two modern employment units.

The Committee commented that the application was in an area of poor air quality, and requested a condition regarding air quality be added to the application. Members agreed to delegate authority to the Head of Planning, Transportation and Regeneration to discuss the issue with the Air Quality Officer and refer any changes to conditions to the Chairman and Labour Lead Member.

Councillors moved, seconded and unanimously agreed the recommendation.

RESOLVED: That the application be approved, subject to delegated authority to

	<p>the Head of Planning, Transportation and Regeneration for discussions with the Air Quality Officer, in conjunction with the Chairman and Labour Lead.</p>
100.	<p>LAND AT RAINBOW INDUSTRIAL ESTATE, TROUT ROAD, YIEWSLEY - 38058/APP/2018/3554 (<i>Agenda Item 10</i>)</p> <p>Continued use of land for car parking (sui generis use) and retention of two portacabin units for 24 months.</p> <p>Councillor Ian Edwards declared a non-pecuniary interest in the item and left the room for the discussion of the application.</p> <p>Officers introduced the application and noted the addendum, which included comments from the Mayor of London.</p> <p>Members noted that the application was far beyond the airport boundary and was having a detrimental impact on local residents. As such, the officer's recommendation was moved, seconded and upon being put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be refused.</p>
101.	<p>RAINBOW & KIRBY INDUSTRIAL ESTATES, TROUT ROAD, YIEWSLEY - 38058//APP/2017/1340 (<i>Agenda Item 11</i>)</p> <p>Reserved Matters relating to Appearance and Landscaping of outline planning permission ref: 38058/APP/2013/1756, dated 23/07/2014, for the demolition of existing premises and erection of 99 residential units (C3), 50 unit extra care / dementia sheltered housing scheme (C3), 1,529.4 sq.m light industrial floorspace comprising 17 business units (B1c) and 611.3 sq.m of restaurant / café (A3) floorspace, associated open space, car parking and landscaping.</p> <p>Officers sought the application which sought to discharge Condition 2, as well as detailing phasing of the development, internal layouts, external materials, energy measures, plant and machinery and refuse storage.</p> <p>Councillors commented that the application included dark colours, and noted that it may be beneficial to lighten some of the darker areas. The Committee noted that colour was a matter of opinion, but agreed that tree numbers should be included in the landscaping conditions, and pollution reducing planting should be encouraged.</p> <p>Members moved and seconded the officer's recommendation, which was unanimously agreed upon being put to a vote.</p> <p>RESOLVED: That the application be approved, subject to delegated authority to the Head of Planning, Transportation and Regeneration to strengthen the Condition regarding landscaping.</p>
	<p>The meeting, which commenced at 6.00 pm, closed at 7.00 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Luke Taylor on 01895 250 693. 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.