



# HILLINGDON

LONDON

<b>Meeting:</b>	<b>Central and South Planning Committee</b>	
<b>Date:</b>	<b>10th January 2019</b>	<b>Time: 7:00pm</b>
<b>Place:</b>	<b>Committee Room 5, Civic Centre, Uxbridge</b>	

## ADDENDUM SHEET

<b>Item: 7</b>	<b>Page: 15</b>	<b>Location: 11 Welbeck Court, Welbeck Avenus, Hayes</b>
<b>Amendments/Additional Information:</b>		<b>Officer Comments:</b>
<p>Condition 4 should be amended to read as follows:</p> <p>The premises shall not be used for servicing of the unit involving deliveries and collections, including waste collections other than between the hours of 08:00 and 18:00, Mondays to Fridays, 08:00 to 13:00 Saturdays and not at all on Sundays and Bank and Public Holidays.</p> <p>REASON: To safeguard the amenity of the surrounding area in accordance with Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).</p> <p>Condition 5 should be amended to read as follows:</p> <p>A post installation noise assessment shall be carried out and agreed in writing by the Local Planning Authority to confirm compliance with the noise criteria, as set out in the submitted and approved Noise Impact Assessment Report, and any additional steps, if required, to mitigate noise shall be taken. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.</p> <p>REASON: To safeguard the amenity of the surrounding area in accordance with Policies OE1 and</p>		

<p>OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).</p> <p>Condition 6 should be amended to read as follows:</p> <p>Prior to first use of the extract system and ducting the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such. Furthermore, the installed extract system shall be so maintained as to ensure odour emanating from the site is controlled.</p> <p>REASON: To safeguard the amenity of the surrounding area in accordance with Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).</p>	
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<b>Item: 9</b>	<b>Page: 43</b>	<b>Location: 91 Central Avenue, Hayes</b>
<b>Amendments/Additional Information:</b>		<b>Officer Comments:</b>
<p>Condition 5 should be amended to read as follows:</p> <p>The outbuilding hereby approved shall only be used for the purpose(s) stated on the application form and approved drawings, or for purposes incidental to the main use of the dwellinghouse, and shall not be used for purposes such as a living room, bedroom, kitchen, as a separate unit of accommodation or for any business purposes.</p> <p>REASON To avoid any future fragmentation of the curtilage or the creation of a separate residential or business use, so as to protect the amenity of adjoining residential properties in accordance with Policy BE13, BE15, BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).</p>		

<b>Item: 10</b>	<b>Page: 43</b>	<b>Location: 6 Compton Road, Hayes</b>
<b>Amendments/Additional Information:</b>		<b>Officer Comments:</b>
<p>Condition 2 should be amended to read as follows:</p> <p>The outbuilding hereby approved shall only be used for the purpose(s) stated on the application form and approved drawings, or</p>		

for purposes incidental to the main use of the dwellinghouse, and shall not be used for purposes such as a living room, bedroom, kitchen, as a separate unit of accommodation or for any business purposes.

**REASON**

To avoid any future fragmentation of the curtilage or the creation of a separate residential or business use and to protect the amenity of the users of the building in accordance with Policy BE13, BE15, BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The following additional conditions are recommended:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls of the development hereby approved facing Greenfield Place.

**REASON**

To prevent overlooking to existing building and to ensure that no independent access to the building is created in accordance with policies BE13, BE15, BE19, BE20 BE21 and BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (2012).

The window(s) facing Greenfield Place shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

**REASON**

To protect the amenity of the users of the building in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (2012)

<b>Item: 12</b>	<b>Page: 65</b>	<b>Location: Court Park Bowls Club, Hillingdon Court Park, Parkway, Hillingdon</b>
<b>Amendments/Additional Information:</b>		<b>Officer Comments:</b>

<p>Openness of the Green Belt</p> <p>In the past, 50% of the existing building has been used by officers' as an indicative test. However, there is no set definition of 'openness', it is a matter of planning judgment. Each case must be determined on its merits.</p> <p>In this instance whilst the development would provide a larger building, given its siting, its scale and the limited visibility of the building from the boundary of the site, it is unlikely to have an effect on the openness, or, the perception of openness from beyond the boundary of the site.</p> <p>Furthermore, should members consider the increase in footprint results in harm to openness, albeit limited harm, there are very special circumstances to allow this development. The increase in footprint is being sought to provide an indoor bowls club and by its very nature, the use would be parasitic on the main use of the outdoor bowls green. The increase in space would serve club members and allow an all year use of the recreational facility.</p> <p>To conclude, officers consider the height, siting, scale and design of the bowls club would not impact the openness of the Green Belt. Should it be considered that there is some harm, this would be very limited and there are very special circumstances to allow this development.</p> <p>Condition 4 should be deleted as it is a duplicate of condition 3.</p>	
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<b>Item: 14</b>	<b>Page: 97</b>	<b>Location: Securitas House, High Street, Uxbridge</b>
<b>Amendments/Additional Information:</b>		<b>Officer Comments:</b>
<p>The change of use from Class B1(a) office to Class C3 residential was granted by the prior approval procedure under Class O, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended 2016). This gives permitted development rights without the need for planning permission.</p> <p>The proposals included a total of 18 car parking spaces, which was considered</p>		<p>To provide clarity to the report/</p>

<p>acceptable. These parking spaces were offered by the applicant and were not sought by the Local Planning Authority.</p> <p>The proposals are now for a car free development, apart from operational disabled parking. The proposed reduction of parking spaces from 18 to 2 spaces is also considered acceptable, as the Public Transport Accessibility Level (PTAL) for the site is rated as 5 and borders on an area equating to 6a, making the site highly accessible by public transport.</p> <p>The reduction in on-site parking provision encourages the use of sustainable travel modes, thereby reducing traffic movements/congestion, with a positive impact on air quality.</p> <p>It should be noted that there have been a number of car free residential developments allowed in Uxbridge Town Centre.</p> <p>The applicant has submitted a separate planning application for the conversion of the existing undercroft parking and basement to provide 7 residential units (Ref: 32215/APP/2018/501). This application has not yet been determined, but clearly the prior approval condition 1 will need to be amended to allow for car free development, for the undercroft application to proceed.</p> <p>3 disabled parking spaces can be provided on-site to comply with the 10% requirement for Blue Badge Parking. Condition 1 has been amended accordingly. However it should be noted that no disabled units have been provided on site under the prior approval procedure.</p>	
<p>Condition 1 should be amended to read as follows:</p> <p>3 Disabled parking spaces to be signed for use by disabled persons and marked as such. These spaces shall also be provided with active Electric Vehicle Charging points.</p>	<p>To ensure that adequate on-site provision is achieved.</p>