



HILLINGDON

LONDON

Meeting:	Central and South Planning Committee	
Date:	6th February 2019	Time: 7:00pm
Place:	Committee Room 5, Civic Centre, Uxbridge	

ADDENDUM SHEET

Item: 7	Page: 19	Location: Cardinal Building, Highpoint Village, Station Approach, Hayes
Amendments/Additional Information:		Officer Comments:
<p>The following additional condition is recommended:</p> <p>In the event of the ground floor premises, the subject of this permission, being used for uses within Class A3 or D1 of the Town and Country Planning (Use Classes) Order 1987 as amended, then the use shall only operate between the hours of 08:00 and 23:00 and there shall be no staff allowed on the premises outside these hours.</p> <p>REASON To safeguard the residential amenity of the occupiers and nearby properties, in accordance with Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (2012).</p>		

Item: 8	Page: 31	Location: 159 Charville Lane, Hayes
Amendments/Additional Information:		Officer Comments:
<p>In Condition 5, after 'shall be erected', add 'nor shall a permanent staircase serving the loft space be installed',</p> <p>In Condition 5 Reason, after 'To protect', add 'the openness of the Green Belt' and after 'residential occupiers' add 'and to accord with the terms of the planning application' and after 'with policies' add 'OL4,'</p>		For update/clarification.
<p>In Condition 7(iii), Delete last sentence which begins 'Specify als materials ...'</p>		For correction as this duplicates fifth sentence of clause 7(iii).
<p>Re-word Condition 7 (iv) to read:</p> <p>'The ordinary watercourse at the front of the property shall be re-instated, with the removal of the culvert that has been installed to the reasonable satisfaction of the Local Planning Authority. The watercourse shall thereafter be retained in accordance with the approved details.'</p>		

Item: 12	Page: 87	Location: Land Rear of 65-75 Worcester Road, Cowley
Amendments/Additional Information:		Officer Comments:

<p>The garages were last in use in September 2017. Of the 35 garages, 10 garages were commercially let and a further 14 used for housing storage.</p> <p>Most of the garages are in poor condition with damp problems, vegetation growing over the corrugated asbestos cement roofs and several have the old wooden doors that are beyond their useful life. There is a history of fly tipping, vandalism and anti social behaviour on this site.</p> <p>Only 4 of the garages were let to residents who live in close proximity to the site and there were vacant garages available on another site in Worcester Road which were offered to the residents instead.</p>	<p>For clarification.</p>
<p>The height of the gable end roof is 8.5m. The height of the eaves is 5m. The dimensions are similar to the properties along Worcester Road which have gable end roofs upto a height of 8.5m.</p> <p>The proposal does not infringe the 25 degree skyline of the ground floor properties of Worcester Road.</p> <p>An arboricultural method statement has been provided in support of this application. The proposal seeks to remove trees G1, 5, 6 and 7 along the northern boundary of the site shared with Clammas Way.</p> <p>Condition 6 requires details of soft landscaping, means of enclosure and boundary treatments. Details of replacement planting and means of enclosure for the boundary with Clammas Way would be provided as part of a details condition.</p> <p>Trees Officer has requested Condition RES8 (Tree Protection) to protect the trees along the eastern boundary of the site.</p>	<p>For clarification.</p>
<p>Insert Condition RES8</p> <p>No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:</p> <ol style="list-style-type: none"> 1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures. 2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority. Such fencing should be a minimum 	<p>For clarification.</p>

<p>height of 1.5 metres.</p> <p>Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas: 2.a There shall be no changes in ground levels; 2.b No materials or plant shall be stored; 2.c No buildings or temporary buildings shall be erected or stationed. 2.d No materials or waste shall be burnt; and 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.</p> <p>REASON To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (2012)</p>	
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Item: 13	Page: 19	Location: 29 Fairfield Road, Uxbridge
Amendments/Additional Information:		Officer Comments:
<p>Within the second paragraph on Page 119, it is stated that the building would be:</p> <p>“located at the rear of the garden, and the proposed building would be located over 15 metres from the dwellings within the neighbouring plots.”</p> <p>It is clear from this that the proposal complies with the required distance from the adjoining dwellings at Nos. 27 and 31 as set out in the adopted Supplementary Planning Document HDAS: Residential Layouts, and thus a refusal reason relating to the impact on these properties, as set out in Reason 5, is unlikely to be supported at appeal.</p> <p>It is therefore, considered that the wording of Reason 5 should be amended to read as follows:</p> <p>The proposed two storey dwelling, by virtue of its size, scale, bulk and proximity, would be detrimental to the amenities of the adjoining occupiers at 11, 12, 13 and 14 Lanresse Close by reason of overdominance, overshadowing, visual intrusion and loss of outlook. Therefore the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.</p>		