



# HILLINGDON

LONDON

<b>Meeting:</b>	<b>Major Applications Planning Committee</b>	
<b>Date:</b>	<b>Wednesday 17th July</b>	<b>Time: 6:00pm</b>
<b>Place:</b>	<b>Committee Room 5, Civic Centre, Uxbridge</b>	

## ADDENDUM SHEET

Item: 6	Location: Belmore Allotments, Burns Close, Hayes
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
Section 7.09; include the following text: “Child Play Space: Policy 3.6 of the London Plan (2016) requires development proposals to make provision for play and informal recreation based on the expected child population generated by the scheme. The proposed development comprises of 48 children which in turn requires the delivery of 481.6 sqm of child play space on site. The proposed plans illustrate 400sqm of child playspace will be provided via the landscaped play area to the south of Block A which is less than the volume required to ensure the scheme is policy compliant. However the proposal includes the construction of a new pedestrian footbridge to the north east and north west edges of the site, which will provide access into the green open space behind the Belmore Allotment site which will be of benefit to those who occupy the development and the wider area. It is therefore considered that on-balance the playspace illustrated in the proposed scheme is acceptable.”	For clarification
Recommendation and Planning Obligations (7.20) Insert additional Head of Term to require a Residential Travel Plan	For completeness, this results in the deletion of condition 10(2d)
Delete Condition 10(2d), to be replaced with a Residential Travel Plan	For completeness
Recommendation (4) Highway works to be amended to state ‘...to adoptable standards.’	For completeness
Condition 16; insert the following text at the beginning of the condition: ‘Notwithstanding the plans hereby approved...’	
Condition 18 amend the following: (5) to be deleted (7) Details of play equipment to be installed for disabled children, including those with sensory or complex multiple disabilities to be submitted for approval. Provisions could include outdoor sound tubes, colour and lighting canopies, and other play equipment that could stimulate the olfactory senses.	For clarification and completeness, Condition 5 is replaced with the new condition set out below.
Add new condition; Access; “The development hereby approved shall ensure that 10% (12) of the residential units are constructed to meet the standards for Category 3	For completeness.

<p>M4(3) dwelling with a floor plan at no less than 1:100 submitted for each of the different M4(3) units and agreed in writing by the Local Planning Authority. All details, to include transfer zones, wheelchair storage area, and other spatial requirements within bedrooms, bathrooms, living and dining areas, should be shown on a separate plan for every different unit type. All remaining units designed to the standards for Category 2 M4(2) dwelling, as set out in Approved Document M of the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.</p> <p>REASON :To ensure an appropriate standard of housing stock in accordance with the London Plan Policy 3.8 d, is achieved and maintained.”</p>	
<p>Amendments to the plans list (pg 13-14) and Condition 3 ;  Amend PL 35 Rev B to PL 35  Delete all reference to PL 26  Amend PL 11 Rev E to PL 11 Rev F  Amend PL 10 Rev B to PL 10 Rev C</p>	For completeness and accuracy
<p>Condition 5- delete 2a and amend 2.d Car Parking Layouts (including 113 car parking spaces, of which 13 are allocated disabled spaces and demonstration that 23 (20%) are served by active electrical charging points, 80 (80%) are served by passive electrical charging points, and 6 motorcycle spaces.</p>	For clarification
<p>Condition 8- delete:  ‘Prior to above ground works..’ replace with ‘Prior to commencement of development...’</p>	For clarification
<p>Condition 10 - To be separated into 2 planning conditions, second condition ‘Construction and Demolition Phase’</p>	For clarification
<p>Condition 15; delete: “The site however is not compliant, even with the above condition, because it fails to achieve zero carbon standards. In order to comply with the Zero Carbon Homes standard, an estimated £168,480 will be paid to the council to offset the remaining carbon emissions to zero (i.e. 93.6 t CO2 x 30 years x £60 per tonne of CO2).”</p>	To correct a report drafting error.
<p>Condition 14 ‘PV levels’ renamed ‘Energy’</p>	For clarification
<p>Add standard condition; OM19 Construction Management Plan</p>	For completeness
<p>Page 33-34; Flood Water Management Officer Further Comments:  The culvert was initially constructed as a Canal feeder however it has been disused for a number of years. Whilst I initially raised concerns with the possibility of using the ditch as a form of drainage to support the proposed development, following further assessment it is clear that whilst the site could have potential for localised flooding it does not fall within an area described as at risk of surface water or fluvial flooding. Therefore the presumed concern is not considered reason enough on its own to refuse the proposal and the decision to include a robust condition which will secure details of drainage and flood water management is considered reasonable.</p>	For clarification
<p>Delete Condition 20; Noise</p>	Condition 19 already secures enhanced sound insulation within the development.
<p>Added comment from Policy Officer; I have been asked to clarify the status of the land at the Former Belmore Allotment Site. The National Planning Policy Framework (NPPF) (2019) provides a definition of brownfield land under “previously developed land”. This definition of previously developed land specifically excludes land in built up areas</p>	For clarification

<p>such as allotments. Putting aside possible arguments around the cessation of this use, which may apply in this instance, I would recommend that reference to the site as “Brownfield” is deleted from the report.</p> <p>However, this is not directly relevant to the principle of residential development at this site. The land does not hold any designations within the adopted Development Plan that would specifically restrict residential development on the site. Furthermore, within the emerging Local Plan: Part 2 – Site Allocations and Designations with modifications (March 2019), the site is allocated for residential development within Policy SA 12. Weight can be afforded to this policy in line with Paragraph 48 of the NPPF (2019).</p>	
<p>Further information received from the lead petitioner ahead of the committee meeting</p> <ul style="list-style-type: none"> <li>• Slow worms images</li> <li>• Parking images and annotations</li> </ul>	<p>Copies of this further information have been circulated to all committee members.</p> <p>It should be noted that any parking stress issues caused by the nearby school sit outside of the red line application site.</p>

<b>Item: 7</b>	<b>Location: Old Vinyl Factory, Blyth Road, Hayes</b>
<b><i>Amendments/Additional Information:</i></b>	<b><i>Officer Comments:</i></b>
P. 60 Recommendations, amend Heads of Term number 5 to: Provision of land, stands and bicycles (and associated infrastructure) for the delivery of sustainable cycle scheme (10 Santander Bikes)	For clarity
P.96 Planning Obligations, amend Heads of Term number 5 to: Provision of land, stands and bicycles (and associated infrastructure) for the delivery of sustainable cycle scheme (10 Santander Bikes)	or clarity
Condition 5 p.63 delete and replace with: The approved development (excluding below ground works) shall be undertaken in accordance with the phases set out in drawing ref. 0347-SEW-ZZ-00-DR-L-301106 Rev 04. If the proposed phasing subsequently changes, a revised plan shall be submitted to and approved in writing by the Local Planning Authority. Phase 2 (as set out on drawing ref. 0347-SEW-ZZ-00-DR-L-301106 Rev 04) shall not be occupied until Phase 1 has been completed.	To allow reasonable flexibility.
Conditions 6, 7 and 17 p.63 and p.66 insert the text (excluding below ground works) e.g. ‘Prior to the relevant phase of development commencing (excluding below ground works) details of...’	To allow reasonable flexibility for below ground preparatory work to commence whilst conditions are discharged.
Condition 8, p.64 replace with the following text: Prior to the relevant phase of development commencing (excluding below ground works) a Low Emission Strategy (LES) shall be submitted to and approved in writing by the Local Planning Authority. Any CHP or gas boiler will have to conform with the London Ultra Low NOx requirements. The strategy shall detail the specification of the equipment to meet the lower emissions requirements stated and what	To allow reasonable flexibility for below ground preparatory work to commence whilst conditions are discharged. The Travel Plan will be secured through the s106

<p>measures will be taken to maintain the efficiency of the energy centre. The measures in the agreed scheme shall be maintained throughout the life of the development.</p> <p>Reason - As the application site is within an Air Quality Management Area and to comply with paragraph 124 of the NPPF, policy 7.14 of the London Plan, and policy DMEI 14 of the London Borough of Hillingdon Local Plan (part 2).</p>	<p>legal agreement and Electric charging bays are secured under Condition 17.</p>
<p>P. 80 Internal Consultees, Sustainability Officer. Add the following text: Case Officer comments:</p> <p>The applicant's drainage consultant has provided a summary note explaining why it was necessary to incorporate a pump to enable this part of The Old Vinyl Factory Site 'TOVF' to be drained rather than using a gravity system. The details highlight the surveyed locations of the existing services in the road and footway that would have had to be diverted and re-laid in order to form a gravity connection from this part of the site. Diversion was therefore not feasible. The drainage strategy for the whole site was based on a 30% climate change allowance with most of the resulting attenuation being provided in online attenuation tanks. The current proposals are consistent with this approach.</p> <p>The tree planting to the north east corner of the Powerhouse sits above an attenuation tank. 500mm of soil is provided below ground. Soil is locally mounded above ground to provide a further 500mm of soil. This will make sure that there is adequate soil for the planting and trees to establish and has been used as an agreed method elsewhere on the wider site. In both the Powerhouse landscaping and Vinyl Square because the soil has to be mounded in order to accommodate trees, planting in these locations cannot be used as rain gardens or form part of a sustainable urban drainage system. The majority of trees in the previous illustrative design of Powerhouse Square were also locally mounded to create soil depth. As a result there has always been limited opportunity for creating rain gardens in this location. It is however noted that the plant beds to the west and south of the Powerhouse, as well as in the internal courtyard, have a flush metal edge. This allows the plants beds to accommodate some degree of rain water runoff. All trees that were formally proposed as part of the Powerhouse Landscape have been relocated around the Powerhouse proposals or within Vinyl Square. There is no overall loss of trees across the site. As highlighted on p110 and 111 on the DAS there is also an overall increase in soft landscape and public realm across the site when comparing the outline planning scheme and the approved reserved matters applications plus what is proposed for the Powerhouse and Vinyl Square. The green roof system proposed has a water storage capacity built in to it as shown on submitted plan ref. 1812-PP-ZZ-00-DR-A-47-0001. In addition the details of living roofs are secured under Condition 17. The comments on further work required to be undertaken to establish the ability to provide street trees and/or rain gardens along Blyth Road is noted. The submitted section plans show that there is insufficient space between the new building and the footway to Blyth Road to plant trees. The applicant's landscape architects who have worked on the wider landscaping for the masterplan have been liaising with the Council to discuss landscaping and have proposed a number of changes to the landscaping to provide additional trees on Vinyl Square itself. As noted above page 110 and 111 of the DAS also shows the wider landscape benefits that have been achieved as part of other phases of the masterplan, ensuring a net gain in landscaping compared to the</p>	<p>For clarity</p>

illustrative scheme.	
<p>P.85 Internal Consultees, Highways. Add the following text:  Case Officer comments:  The Highways Engineer refers to 50 cycle spaces being provided using 25 Sheffield Stands. This is based on the original proposals prior to the introduction of the Santander cycle spaces. The level proposed is now 28 cycle spaces using 9 Sheffield Stands and 10 Santander cycle spaces. This provision would also be in excess of the minimum number of 25 required by the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) cycle parking standards.</p>	For clarity

<b>Item: 8</b>	<b>Location: Stanford House, Nestles Avenue, Hayes</b>
<b><i>Amendments/Additional Information:</i></b>	<b><i>Officer Comments:</i></b>
<p>Amend reason for refusal 8 to state:  “The proposed development, by virtue of its layout, vehicular access, and servicing and delivery <b>and refuse collection</b> arrangements along Nestles Avenue, would compromise highway and pedestrian safety by virtue of the proposed vehicular access into the site and the servicing and delivery arrangements, giving rise to conditions prejudicial to the free flow of traffic and would be detrimental to highway and pedestrian safety. The development is therefore contrary to Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), Policies DMT 2 and DMT 5 of the Hillingdon Revised Proposed Submission Version of the Local Plan: Part Two - Development Management Policies (2019), Policy 6.12 of the London Plan (2016) and Chapter 9 of the National Planning Policy Framework (2019).”</p>	For clarification

<b>Item: 9</b>	<b>Location: Frogditch Farm, Shepiston Lane</b>
<b><i>Amendments/Additional Information:</i></b>	<b><i>Officer Comments:</i></b>
Amend date in the header of the committee report to 17th July 2019	For Clarification
Condition 3 replace MMD-372345-C-DR-00-XX-2003 Rev P with MMD-372345-C-DR-00-XX-2003 Rev P01	For Clarification
Amend Condition 7 (2d) Car Parking Layouts showing 29 car parking spaces (including demonstration that 6 (20%) are served by active electrical charging points, 6 (20%) are served by passive electrical charging points	For completeness
Condition 11 - amendments:  Replace ‘The building(s)’ with ‘The Site’ Replace “no dwelling” with “no building”	For Clarification
Condition 19 delete ‘prior to commencement’ and replace with ‘prior to above ground level works’	For Clarification
Add a further Head of Term: ‘(v) Operator Travel Plan’	For completeness
Delete Condition 18	The requirement for an Operator Travel Plan has been transferred into the legal agreement.

Item: 10	Location: Crane PH, Watersplash Lane
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
Section 7.09- additional clarification on external amenity space: The proposal includes 467.4 sq.m of private and communal amenity space. This is made up of 388 sq.m of practical communal amenity space and 79.4 sq.m private amenity space through balconies.	For completeness
Condition 9- amend to read: The approved development, shall have an enhanced sound insulation value DnT,w and L'nT,w of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, namely [eg. living room and kitchen above bedroom of separate dwelling. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained. Reason: To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan.	For completeness
Page 212; Recommendation and page 247; '7.20 Planning Obligations'; amend (A) (1) to read: Highways: in line with the SPD, a highways contribution of <b>£20,000</b> to provide a 2m footpath along the eastern boundary of the site between North Hyde Road and Cranford Park and removal of concrete bollards along Roseville Road unless otherwise agreed in writing by the highways engineers.	As agreed by the applicant
To add a condition relating to external noise from plant/machinery and equipment: External noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 5dBA, by 10 dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. REASON To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.	For completeness
Amend condition 7 to delete 'and rooftop amenity'	For completeness as the scheme has no rooftop childrens play area

Item: 12	Location: Bridge House, Riverview House and Waterside House, Oxford Road, Uxbridge
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
The consultation period ended on 17 July 2019. No additional comments or objections were received.	For completeness.