

## Minutes



**MAJOR** Applications Planning Committee

**16 October 2019**

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

|     |  |
|-----|--|
|     | <p><b>Committee Members Present:</b><br/>Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Janet Duncan, Martin Goddard, Henry Higgins, Carol Melvin, John Oswell, Steve Tuckwell and Jas Dhot</p> <p><b>LBH Officers Present:</b><br/>Chris Brady (Assistant Planning Officer), Glen Egan (Office Managing Partner - Legal Services), Richard Phillips (Principal Planning Officer), James Rodger (Head of Planning, Transportation and Regeneration), Luke Taylor (Democratic Services Officer) and Alan Tilly (Transport, Planning and Development Manager)</p> <p><b>Ward Councillors Present:</b><br/>Councillor Jan Sweeting (West Drayton Ward)</p> |
| 61. | <p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor John Morse, with Councillor Jas Dhot substituting.</p>   |
| 62. | <p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b><br/>(<i>Agenda Item 2</i>)</p> <p>Councillor Duncan declared a non-pecuniary interest in Item 7 of the agenda as she was involved with the local Residents' Association, and left the room during the discussion of the item.</p>   |
| 63. | <p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p><b>RESOLVED:</b> That the minutes of the meeting on 18 September 2019 were approved as a correct record.</p>   |
| 64. | <p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>   |
| 65. | <p><b>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED IN PUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE</b><br/>(<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items were marked Part I and would be considered in public.</p>  |

**Outline planning application for demolition of two existing buildings, including a banqueting / conference hall (Use Class D2) and office / warehouse (Use Class B1/B8), and erection of a five-storey, 192-bedroom hotel (Use Class C1), with associated works (landscaping reserved for subsequent approval).**

Officers introduced the application and noted the addendum, which included an amendment to Condition 5, replacement of Conditions 11, 22 and 24, the removal of Condition 31 and an additional informative.

A petitioner spoke in objection to the application, and stated that while the petitioners were not opposed to the application in principle, there were concerns regarding parking, noise, and the use of the premises as a party venue. Members heard that local homes would also be impacted by dust during the construction, and there were fears that concrete and other waste would end up on the local roads during construction. The petitioner commented that there were already concerns regarding litter in the area due to a fast food restaurant and coffee shop, and Craneswater is also already used as parking for other sites, and this may amplify if the application is approved. The Committee were informed that if they were minded to approve the application, petitioners would like to see conditions imposed regarding CCTV, street cleaning seven days a week, obscured glass for the affected homes, a parking permit scheme for local residents and the central reservation to be maintained.

The agent for the application addressed Councillors and noted that that current scheme is almost identical to a scheme which lapsed on the site previously. The agent confirmed that the scheme is nearly 60m from homes, and noise, litter and anti-social behaviour are all issues that are related to existing properties, and not the application itself. The Committee heard that a noise report had been prepared, and found that there was no unacceptable effect on local amenity, while a full travel plan will be submitted to the Council in due course to solve parking concerns. The agent stated that the application provided a high quality, well-designed hotel, which retained and enhanced the green spaces and would generate jobs and provide sufficient parking.

Responding to Councillors' questioning, the agent stated that the hotel would have a restaurant, but takeaways would not be an option, and there were two conference rooms and five meeting rooms on the basement level, but these would not specifically be a banqueting room.

Members asked whether there would be a charge for parking, and were informed by the agent that this would be provided in a car parking and traffic plan, to which the Committee responded that the Council should be strict on details to ensure that there was no airport parking, and parking should be accessible to users of the facilities to alleviate local residents' concerns. Councillors agreed that the Council should not accept prohibitive parking charges at the premises, and that this should be delegated to the Chairman and Labour Lead to ensure.

The Committee agreed that landscaping should include species of trees that included high pollution absorbing trees, and noted the low emission strategy that followed bespoke discussions with applicants. The Head of Planning, Transportation and Regeneration noted that Condition 25 would be amended to reflect this.

Councillors noted that to prevent waste on the highways during the construction period, wheel washing should be included in conditions, and dust should also be limited via Condition 9. Members noted that CCTV should be included in the application, but there

was no need for obscured glass due to the distance from neighbouring buildings.

The Head of Planning, Transportation and Regeneration stated that there was a bespoke tree protection condition in the application which could be expanded to ensure that the construction did not encroach on the Green Belt. Officers also confirmed that the proposed building was larger than the previously approved scheme, but that it was closer to the road and would not go further into the Green Belt.

The Chairman noted that a Parking Management Scheme did not fall under the remit of the Committee and stated that petitioners should discuss this issue with their local Ward Councillors ahead of presenting a possible petition to the Cabinet Member for Planning, Transportation and Recycling.

The officer's recommendation was moved, subject to the changes specified in the addendum, delegated authority to the Head of Planning, Transportation and Recycling to agree the enhancement of Condition 5 to include pollution absorbing trees, the enhancement of Condition 6 to protect the Green Belt, and the enhancement of Condition 9 to include dust suppression and wheel washing, and delegated authority to the Chairman and Labour Lead to strengthen Condition 24, with regards to low emissions and car parking.

This recommendation was seconded, and upon being put to a vote, was unanimously agreed.

**RESOLVED: That the application be approved, subject changes outlined in the addendum and delegated authority to:**

- 1. The Head of Planning, Transportation and Recycling to agree the enhancement of Condition 5 to include species of high pollution absorbing trees;**
- 2. The Head of Planning, Transportation and Recycling to agree the enhancement of Condition 6 to ensure that the Green Belt was protected throughout the construction period;**
- 3. The Head of Planning, Transportation and Recycling to agree the enhancement of Condition 9 to include dust suppression and wheel washing;**
- 4. The Chairman and Labour Lead Member to agree the enhancement of Condition 24 with regards to low emissions and car parking; and,**
- 5. The addition of a Condition detailing a low-emission strategy to state: "No development shall commence until a low emission strategy (LES) has been submitted to and approved in writing by the Local Planning Authority. The measures in the agreed scheme shall be maintained throughout the life of the development".**

67. **CIVIC AMENITY SITE, OLD COAL DEPOT, TAVISTOCK ROAD, YIEWSLEY - 18736/APP/2019/2343** (*Agenda Item 7*)

**Proposed use of the site to provide a Civic Amenity facility at weekends only (Saturdays and Sundays – 0900 to 1700) accommodating public recycling area with a circular access arrangement, associated waste drop zones and container storage and installation of palisade fencing with gates for a five year period.**

Councillor Duncan declared a non-pecuniary interest and left the room during the discussion of this item.

Officers introduced the report and noted the addendum.

A petitioner spoke in objection to the application, and noted that residents would live within 50m of a site that would have a capacity for 48,000 tons of waste. This would lead to a huge increase in the levels of waste at the site and residents would have no respite from the noise of vehicles arriving at the site, in addition to smell and pollution. The Committee heard that the site was excluded from the West London Waste Plan and designated for a mixed-use residential site, and was not acceptable for waste. The petitioner stated that the application would lead to an unacceptable level of traffic at the junction of Tavistock Road, and increase waste traffic in the area from one weekend a month to all weekends.

Responding to the Committee's questioning, the Head of Planning, Transportation and Regeneration confirmed that the plans outlined did not differ from the "Golden Weekend" and the difference from a previous scheme was that this would not allow trade waste, and would be solely a civic amenity site for residents.

Members stated that the principal of the application was good, but there were concerns regarding the location of the site and its proximity to residential properties. The Head of Planning, Transportation and Regeneration stated that there were currently no rail movements over the weekend, but could not say that this would not change, and Network Rail were content that it only affected weekends.

The Council's Transport, Planning and Development Manager noted that the application would lead to a projected increase of 24 two-way lorry movements per week, which totalled 1,248 per year and, if spread evenly, would average five movements per day.

The Committee asked whether there were any reports from residents regarding noise, traffic or dust from the current Golden Weekends, and were informed by officers that there had been none, and the only query was regarding a pothole.

Councillors discussed the opening hours on Sunday, and a majority of the Committee agreed that the proposed opening hours should remain as they were in the report, and the Head of Planning, Transportation and Regeneration noted that Condition 8 would ensure that there were no traffic movements to and from the site during sensitive hours.

Members noted that the concept of the application had been established over a long period of use for residents, and that the benefits would be strong and reduce fly-tipping in the Borough. As such, the officer's recommendation was moved, subject to changes to Conditions, and seconded.

Upon being put to a vote, five Members voted in favour of the recommendation, and two Members voted against.

**RESOLVED: That the application be approved, subject to:**

- 1. The enhancement of Condition 8 to avoid traffic movements during sensitive hours; and,**

2. The addition of a Condition detailing a low-emission strategy to state: “No development shall commence until a low emission strategy (LES) has been submitted to and approved in writing by the Local Planning Authority. The measures in the agreed scheme shall be maintained throughout the life of the development”.

68. **SLOUGH BOROUGH COUNCIL, OUT OF BOROUGH - 39710/APP/2019/2503**  
*(Agenda Item 8)*

**Out of Borough consultation for the replacement Energy from Waste (EfW) facility, including a High Temperature Incinerator (HTI), provision of a new access road and a new junction with the A4, visitor centre, car parking, temporary construction compound, associated works, ancillary buildings and structures at Land West of the Iver, South Sludge Dewatering Centre, South of M4, Slough.**

Officers moved, seconded, and unanimously agreed the officer’s recommendation.

**RESOLVED: That the Council register its objection to the application.**

69. **UNIT 7B, HAYES BRIDGE RETAIL PARK, UXBRIDGE ROAD, HAYES - 71371/APP/2019/2699** *(Agenda Item 9)*

**Physical works to reconfigure and extend Unit 7B to create a foodstore (Class A1).**

Officers introduced the application and noted the addendum, which included an amendment to Condition 7.

Members sought clarification on the definition of a limit assortment discount unit, and were informed by Officers that it restricted the assortment of goods on sale, and therefore the goods on sale tended to be more specialised, and were not sold over counters like at other stores.

The Committee expressed concerns regarding the limitation of methods of sale, The Head of Planning, Transportation and Recycling noted that the conditions tied the use of the building to findings from the retail assessment.

Responding the Councillors’ questioning regarding parking, officers confirmed that there would be a loss of 77 parking spaces, but the store would require between 150-750 parking spaces based on Hillingdon’s Parking Standards, and this application would still have 385 spaces.

The officer’s recommendation was moved and seconded, and upon being put to a vote, was agreed with seven votes in favour and one abstention.

**RESOLVED: That the application be approved, subject to**

**1. Changes outlined in the addendum; and,**

**2. The addition of a Condition detailing a low-emission strategy to state: “No**

development shall commence until a low emission strategy (LES) has been submitted to and approved in writing by the Local Planning Authority. The measures in the agreed scheme shall be maintained throughout the life of the development”.

70. **51 BELMONT ROAD, UXBRIDGE - 34151/APP/2019/1179** (*Agenda Item 10*)

**Removal of undercroft parking, single-storey, third-floor level extension, and rearrangement of lower and upper ground floor levels, to provide 16 residential units and external alterations, including landscaping.**

Officers introduced the report, and noted the addendum, which included an amended plan.

The Head of Planning, Transportation and Recycling confirmed that the ground floor unit on the right of the site now reached the required levels of day and sunlight.

Members expressed their dissatisfaction with the application, and noted that premises should have more natural light and this reduced the need to leave lights on, and thus improved sustainability. Officers noted the concerns regarding light affected one unit, but there was a gain of 16 units, and it would be difficult to defend at appeal.

The Committee stated that the unit on the right of the ground floor should not be used for affordable housing, due to the lack of windows and natural day and sunlight that the property would receive.

Members agreed that it would not be possible to reject the application, and moved the officer’s recommendation, but asked the Legal Officer to look at the possibility of restricting the use of the lower right unit to prevent it being used for affordable housing.

The officer’s recommendation was seconded, and upon being put to a vote, was unanimously agreed.

**RESOLVED: That the application be approved, and the Legal Officer consider the restriction of the use of the lower, right unit to prevent its use for affordable housing.**

71. **SOUTHLANDS ART CENTRE, THE GREEN, WEST DRAYTON - 12569/APP/2019/2541** (*Agenda Item 11*)

**Seal chimney flue and fit air brick, fit ventilated cowls to chimney pots, replace felt roof covering to bay window, replace one window with new, replace section of lead parapet gutter with enlarged outlet, replace gate posts, add buttresses to North boundary wall, re-build collapsed wall, the removal of wastepipes and additional external and internal repair work.**

Officers introduced the application and noted the addendum, which included an additional condition.

Members moved, seconded and unanimously agreed the officer’s recommendation.

**RESOLVED: That the application be approved, subject to amendments outlined in the addendum.**

|     |  |
|-----|--|
| 72. | <p><b>SOUTHLANDS ART CENTRE, THE GREEN, WEST DRAYTON - 12569/APP/2019/2499</b> (<i>Agenda Item 12</i>)</p> <p><b>Seal chimney flue and fit air brick, fit ventilated cowls to chimney pots, replace felt roof covering to bay window, replace one window with new, replace section of lead parapet gutter with enlarged outlet, replace gate posts, add buttresses to North boundary wall, re-build collapsed wall, the removal of wastepipes and additional external and internal repair work (Application for Listed Building Control).</b></p> <p>Officers introduced the application and noted the addendum, which included an additional condition.</p> <p>Councillors moved, seconded and unanimously agreed the officer's recommendation at a vote.</p> <p><b>RESOLVED: That the application be approved, subject to amendments outlined in the addendum.</b></p> |
| 73. | <p><b>PROLOGIS PARK WEST, HORTON ROAD, YIEWSLEY - 37977/APP/2019/1453</b> (<i>Agenda Item 13</i>)</p> <p><b>Full planning application for proposed attached tiered gantry structure to unit DC4 to provide 47 plants and erection of 16 generators within the loading area, alongside associated green wall screening, landscaping and security fencing.</b></p> <p>Officers introduced the application and noted the addendum, which included the amendment of Condition 2 and an additional Condition.</p> <p>The Committee moved and seconded the officer's recommendation, which was unanimously agreed.</p> <p><b>RESOLVED: That the application be approved, subject to amendments outlined in the addendum.</b></p>   |
|     | <p>The meeting, which commenced at 6.00 pm, closed at 8.00 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.**