



HILLINGDON

LONDON

Meeting:	Majors Planning Committee	
Date:	Wednesday, 20th November 2019	Time: 6.00pm
Place:	Committee Room 5, Civic Centre, Uxbridge	

ADDENDUM SHEET

Item: 6	Location: Watercress Beds, Springwell Lane
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>

Add the following 5 Informatives:	For Completeness
<p>1.The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).</p> <p>2.The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.</p> <p>3.Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), should an application be allowed at appeal, the proposed development would be deemed as 'chargeable development' and therefore liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This would be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. For more information on CIL matters please visit the planning portal page at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil</p> <p>4.In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.</p> <p>5.The Council have assessed all works indicated on the plans and the LPA therefore consider a more accurate description of development for this application to be: "Retention of 2 x single family dwellinghouses and biomass boiler located to the north of the site, change of use of the southern part of the site to Use Class D2 for Glamping/Camping purposes, comprising the erection of Glamping Pods/Mobile Homes, a fixed construction visitor centre, Oak Gazebo viewing platform and the creation of a surface level car park in association with the proposed D2 use." However the applicant was unwilling during the course of the application to make any change to the description of development.</p>	

Item: 7	Location: Land adjacent to Whiteheath Junior School, Whiteheath Avenue, Ruislip
Amendments/Additional Information:	Officer Comments:

<p>P68 "Trees and Landscapes " Further comments received: "1. At 9.3.1 of the report the point is made that this lime has recently been heavily pruned which has affected (reduced) the RPA of the tree to the magenta coloured circle on plan. Furthermore, the incursion of the driveway into the RPA is very limited and BS5837:2012 recommends that slight incursions may be acceptable. Different tree species have different tolerances to their growing conditions. Limes (and London planes) are renowned as street trees due to their hardiness in harsh urban environments. Each case is taken on its merits and it is not considered that the proposed entrance will be a threat to the lime. 2. The retention of so many trees in the rear garden is questionable as it effectively sterilises much of the private garden /amenity space. In my view selected trees (closer to the building) could be removed to provide more flexible and usable amenity space, retaining only those trees towards the end of the garden and providing supplementary screen planting towards the end of the gardens."</p>	For clarity
<p>P53 Condition 4; add the following text after paragraph 1: "The proposed materials shall match those of the surrounding residential properties and shall not comprise render"</p>	For clarity
<p>P51 of committee report 'Plan Numbers' and P53 Condition 3: Replace plan number 2018/D271/P/03 Rev C with 2018/D271/P/03 Rev D</p>	For update
<p>P51 of committee report and page 236 of plan pack: Drawing number 2018/D271/P/02 Rev A (existing plan site plan) included in error, this plan has been superseded. needs to be removed.</p>	For accuracy

Item: 10	Location: World Business Centre 5, Newall Road, Heathrow Airport
Amendments/Additional Information:	Officer Comments:
<p>In 2. Recommendation and 7.20 Planning obligations, at Part (iii) replace with:- 'A maximum £152,909 contribution towards air quality mitigation, or an appropriate and agreed reduced figure, based on the actual total amount of car parking being proposed once this is known at the reserved matters stage,'</p>	To allow for greater fairness and in mitigating air quality impacts as the actual amount of car parking is not known at this outline stage.
<p>Condition 9 (Thames Water Condition), replace 'No properties shall' with 'The building shall not'.</p>	For greater clarity/correction.
<p>Condition 23 (Air Quality - Construction and demolition phase): 1) remove first sentence. 2) replace 'Part Two - Saved UDP Policies' with 'Part One - Strategic Policies' within REASON.</p>	For greater clarity/correction.
<p>Add new informative: "In order to discharge Condition 26 and to control the dust and emissions from the demolition and construction phases, the Construction Management Plan must be developed in accordance with the Air Quality Management (IAQM) 'Guidance on the assessment of dust from demolition and construction" and the GLA, Control of Dust and Emissions from Construction and Demolition Supplementary Planning Guidance."</p>	For greater clarity/correction.

Condition 26 (CEMP): 1)At the end of the first sentence, remove 'in consultation with Network Rail'. 2)In Reason, add at the beginning 'To ensure the development reduces and manages its air quality impacts in an air quality management area and'. After in accordance with' add 'Policy EM8 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012 and emerging Policy DMEI 14 of the Local Plan: Part Two - Development Management Policies with Modifications (March 2019).	For correction.
Condition 7 (2b): amend to read: 2.b Cycle Storage (86 long stay and 12 short stay)	For greater clarity/ correction.

Item: 11	Location:51 Belmont Road, Uxbridge
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
Amend Recommendation (D) page 172 to the following: D) If the Legal Agreements have not been finalised by 18th December 2019 (or such other timeframe as may be agreed by the Head of Planning, Regeneration and Transportation) , delegated authority be given to the Head of Planning, Regeneration and Transportation to refuse the application for the following reason:.....	This application is time limited and no extension of time can be offered to the applicant under the GPDO 2015.