



# HILLINGDON

LONDON

<b>Meeting:</b>	<b>Central and South Planning Committee</b>	
<b>Date:</b>	<b>4th December 2019</b>	<b>Time: 7:00pm</b>
<b>Place:</b>	<b>Committee Room 5, Civic Centre, Uxbridge</b>	

## ADDENDUM SHEET

<b>Item: 6</b>	<b>Page: 9</b>	<b>Location: Land adj 5 Albert Rd</b>
<b>Amendments/Additional Information:</b>		<b>Officer Comments:</b>
<p>Clarification on car parking:</p> <p>The Council only allows car free developments in areas with a PTAL of 6. Currently only Uxbridge Metropolitan Town Centre has a PTAL of 6 in the Borough. The same parking requirement approach has been implemented by officers and approved by Members at other applications close by to this site, including at Land at 3, 233-236 Nestles Avenue and The Former Nestle Factory.</p>		For Clarity
Delete reason for refusal 4.		The 3 trees on the site were cut down to stumps before the application was submitted, as such the recommended refusal reason no longer applies. The trees were relatively small. The trees were not protected, so no breach of planning control was caused by their removal.
<p>Add the following informative:</p> <p>The site did have three trees which contributed towards reducing air pollutants. A green wall is proposed. This is important to help address the tree loss, given the sites location in an AQMA. But no details provided on its specification and long term maintenance. Had the application been acceptable then conditions would have been imposed requiring a detailed specification and maintenance strategy to ensure its effectiveness in reducing air pollutants.</p>		The application proposes a green wall on the north east elevation (page 196 of the plan pack). There is however no other detail submitted regarding this green wall. A well designed and maintained green wall could go some way to offset the loss of the 3 trees. It is considered that an informative should be added emphasising the importance of the proposals including a green wall and explaining that the Council would have robustly conditioned this aspect of the proposal had the application been acceptable in other regards.

<b>Item: 8</b>	<b>Page: 39</b>	<b>Location: 13A North Common Rd</b>
<b>Amendments/Additional Information:</b>		<b>Officer Comments:</b>
P 40 Condition 2 'Approved plans' Replace plan no 532/P/07 Rev A with 532/P/09 Rev A		2 P/07 plan numbers were included in error
P41 Add wording "5 A Management and maintenance plan for the proposed pond."		For update
P.44 Remove condition 9		Duplicate condition
P.69 Amend wording "Residential layouts, requires 3 bedroom houses to provide at least 60sqm. "		For correction
P.72 Replace with "Ecology Officer comments"		For correction - the current section relates details of the appeal site
Add Ecology informative  Notwithstanding the results of the ecological surveys you are encouraged prior to commencement on site to seek guidance from Natural England regarding whether an updated survey of the onsite Ponds needs to be undertaken (to ascertain the presence of Great Crested Newts on site and suitable precautionary methods taken to avoid the risk of harm to great crested newts).		In case construction is delayed and Natural England then considers further survey work is required (Note:It would be for Natural England to advise the applicant of any precautionary ecological survey work, not the LPA).

<b>Item: 12</b>	<b>Page: 39</b>	<b>Location: 171 North Hyde Rd</b>
<b>Amendments/Additional Information:</b>		<b>Officer Comments:</b>
P142 Policy Officer's comment 7th line and on page 144: Amend typographical error that currently reads '19/19' ro read '19'.		To rectify typographical errors.