

## Minutes



**MAJOR Applications Planning Committee**

**16 June 2020**

**Meeting held at VIRTUAL - Live on the Council's YouTube channel: Hillingdon London**

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), Steve Tuckwell (Vice-Chairman), Janet Duncan, John Morgan, John Morse, Henry Higgins, Carol Melvin, Becky Haggar and Raju Sansarpuri</p> <p><b>LBH Officers Present:</b> Mandip Malhotra (Strategic and Major Applications Manager), Kerrie Munro (Legal Advisor), Liz Penny (Democratic Services Officer) and James Rodger (Head of Planning, Transportation and Regeneration)</p>
17.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence. Councillor Morse was unable to join the meeting until item 11 due to a technical issue.</p>
18.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
19.	<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 dated 27 May 2020 be approved as an accurate record.</p>
20.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
21.	<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> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items were in Part I and would be considered in public.</p>
22.	<p><b>MEADOW HIGH SCHOOL - 3348/APP/2020/899</b> (<i>Agenda Item 6</i>)</p> <p><b>Construction of two temporary single storey modular classroom units.</b></p> <p>Officers introduced the application and highlighted the information in the addendum. It was noted that the application sought temporary planning permission for the</p>

construction of two single storey modular classrooms on the edge of the school playing field in order to facilitate the development of a new school building. The application was recommended for approval subject to conditions and the changes set out in the addendum.

Members expressed concern regard the potential impact on residents of Peel Way and Benson Close. It was agreed that an informative would be added to offer further protection to residents in those streets. In response to questions from the Committee it was confirmed that the two year deadline for completion of the new school building was considered to be feasible although planning permission had not yet been granted.

The officer's recommendation, inclusive of the aforementioned informative, was moved, seconded, and when put to a vote, unanimously agreed. Councillor Morse was not present during the discussion of this item and was therefore unable to vote.

**RESOLVED: That the application be approved, subject to the addition of an informative to minimise the impact on residents of Peel Way and Benson Close.**

23. **ASSEMBLY BUILDINGS, THE OLD VINYL FACTORY - 59872/APP/2020/342**  
(Agenda Item 7)

**Section 73 application to vary the approved plans list condition of application reference 59872/APP/2018/1107 dated 06/12/2018 (Reserved Matters Application regarding the appearance and landscaping for Phase 3B 'The Assembly Buildings' of the Old Vinyl Factory site, as required by Conditions 2 and 3 of planning permission ref. 59872/APP/2013/3775 dated 31/07/2014).**

Officers introduced the application and highlighted the information in the addendum. It was noted that the purpose of the application was to amend the internal layout of the buildings following a design review of the consented scheme. The applicant's design team had reconfigured the floor plans to create additional space, which allowed for the 18 consented studio units to be increased in size to one bed units. Also proposed were minor amendments to the elevations, changes to the layout of the car park, the servicing and fire safety arrangements and a more dispersed location for the consented affordable housing units. The mix of accessible units was also proposed to be amended. The application was recommended for approval.

Members commented that this was an improvement to the consented scheme. The officer's recommendation was moved, seconded and, when put to a vote, unanimously approved. Cllr Morse was not present during the discussion of this agenda item and therefore did not vote.

**RESOLVED: That the application be approved.**

24. **HARMONDSWORTH LANDFILL SITE, HARMONDSWORTH LANE - 43155/APP/2019/2812** (Agenda Item 8)

This agenda item was withdrawn by the applicant prior to commencement of the meeting.

25. **THE CRANE PH - 11026/APP/2020/142** (Agenda Item 9)

**Deed of Variation to amend 1.1 and Schedule 2 of the S106 Agreement dated 08/10/2019 relating to planning application reference 11026/APP/2018/3361 – The Crane Public House.**

In response to Members' requests for clarification, it was confirmed that the only change from the original application was in relation to the number of affordable housing units; an increase from 35% to 100%. On this basis, Members were happy with the proposal and stated that a presentation would not be necessary.

The officer's recommendation was moved, seconded and, when put to a vote, unanimously approved. Councillor Morse was not present during the discussion of this item and was therefore unable to vote.

**RESOLVED: That the application be approved + Section 106**

26. **EAGLE POINT, THE RUNWAY - 2342/APP/2020/930** (*Agenda Item 10*)

**Minor material amendment to revise Condition 2 (Approved Plans) of planning permission ref. 2342/APP/2018/2294 dated 29/03/2019: The demolition of the existing building and the erection of a four storey hotel (Class C1), including ancillary restaurant / café/ bar and associated car parking, servicing and landscaping and the provision of pedestrian access to Odyssey Business Park in order to reconfigure the internal layout to accommodate 8 additional bedrooms and minor alterations to the external elevations to allow adjustment of windows.**

Officers introduced the application confirming that the proposed changes to the application approved in 2019 were minor. The footprint, car parking arrangements and landscaping were unchanged. The increase in bedroom numbers involved a minor reconfiguration internally. Externally there would be minor alterations to the external façade, mainly in order to add a new column of windows on the south elevation and adjust the consented window positions to align with the internal reconfiguration on this and the north elevation. The application was recommended for approval.

Members were happy with the proposal and raised no objections.

The officer's recommendation was moved, seconded and, when put to a vote, unanimously approved. Councillor Morse was not present during the discussion of this item therefore did not vote.

**RESOLVED: That this application be approved + Section 106**

27. **LAND ADJOINING GURU NANAK SIKH ACADEMY - 4450/APP/2020/515** (*Agenda Item 11*)

**Construction of a new three-storey 4 form entry primary school (to replace the existing Nanaksar Primary School) with associated hard and soft landscaping, outdoor sports provision, car parking and new access arrangement.**

Officers introduced the application and highlighted the information in the addendum. It was confirmed that the site lay within Green Belt land. Members were informed that the proposal included the partial loss of the existing school playing field and had been met with objection by Sport England. However, the Committee was advised that the applicant had worked with the Local Authority and Sport England to ensure that the scheme included an acceptable level of sports re-provision. To alleviate concerns regarding congestion during drop off / pick up times, a Condition was proposed to stagger drop off times for the various school year groups. The application was recommended for approval.

Members expressed concern regarding the considerable increase in pupil numbers from 420 to 840 and the impact this would have on traffic congestion in the local area. The proposed staggered drop off times were welcomed but Members enquired whether any other measures could be proposed to mitigate traffic congestion. It was confirmed that a legal agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 would incorporate measures such as a Green School Travel Plan to encourage both primary and secondary school pupils to travel by sustainable means (bus, on foot, bicycle) rather than by car. An informative in relation to car sharing was proposed. To address Councillors' concerns, it was also confirmed that a Condition was proposed in relation to the provision of green walls and green roofs; particularly to the rear of the site to minimise the impact on the Green Belt.

The officer's recommendation was moved, seconded and, when put to a vote, unanimously approved. Cllr Morse was not present for part of the discussion therefore was not able to vote on this agenda item.

**RESOLVED: That this application be approved subject to the addition of an informative in relation to car sharing.**

28. **HILLINGDON COURT PARK PAVILION, PARKWAY - 72929/APP/2019/3703**  
(Agenda Item 12)

**Proposed demolition of the existing pavilion and erection of a detached house and all associated external works.**

Officers introduced the application and the information in the addendum was subsequently highlighted by the Chairman. Members were informed that the site related to a Council owned redundant pavilion building. The eastern part of the site fell within the Hillingdon Court Park Area of Special Local Character and the western part of the site fell within the Green Belt. It was felt that the development would be in keeping with the area and would not be inappropriate in the Green Belt; the application was therefore recommended for approval.

Members commented that the proposed development was a good scheme. In response to Members' requests for clarity, it was confirmed that Conditions 8 and 9 would ensure that no extensions could be added in the future as permitted development rights had been removed. Members requested further clarification as to whether any of the trees on the site were worthy of a Tree Protection Order (TPO). It was confirmed that the landscape officer had raised no concerns. A significant number of trees would be retained as part of the scheme and would be protected during the construction phase of the development. Furthermore, Condition 6 stipulated that, were any trees to be damaged during the construction phase, they would be replaced. It was agreed that, outside of the meeting, the Head of Planning would liaise with the Green Space Manager to establish whether any trees on the site were suitable for a TPO.

The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed. Councillor Morse was present for the discussion of this agenda item but was unable to vote due to a technical issue.

**RESOLVED: That this application be approved.**

The meeting, which commenced at 6.02 pm, closed at 7.15 pm.

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These are the minutes of the above meeting. For more information on any of the resolutions please contact Liz Penny on 01895 250636 or email (recommended): [epenny@hillingdon.gov.uk](mailto:epenny@hillingdon.gov.uk). 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.**