

Minutes



MAJOR Applications Planning Committee

17 November 2020

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Steve Tuckwell (Vice-Chairman), Janet Duncan, John Morgan, John Morse (Opposition Lead), Henry Higgins, Carol Melvin, Raju Sansarpuri and Alan Chapman</p> <p>LBH Officers Present: Mandip Malhotra (Strategic and Major Applications Manager), Kerrie Munro, James Rodger (Head of Planning, Transportation and Regeneration), Luke Taylor (Democratic Services Officer) and Alan Tilly (Transport Planning and Development Manager)</p>
78.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Cllr Haggar, with Cllr Chapman substituting.</p>
79.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
80.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meeting on 13 October 2020 be agreed as a correct record.</p>
81.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
82.	<p>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED INPUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items were marked Part I and would be considered in public.</p>
83.	<p>UNIT B, HAYES 180 1-3, UXBRIDGE ROAD, HAYES - 75918/APP/2020/3171 (<i>Agenda Item 6</i>)</p> <p>Installation of mezzanines, external plant compounds, external changes to elevations, and associated works.</p> <p>Officers introduced the report and noted the addendum, which included an amended</p>

condition.

The Committee noted that they liked the scheme and were pleased that it also generated employment in the area and made more use of the site. Responding to Members' questioning, officers confirmed that a fire strategy condition was not necessary as the building was already operational, but Condition 9 was imposed due to the change in cladding. Councillors also heard that the relevant energy requirements were in place and the standard low emission strategy could still be imposed on the application.

Members supported the scheme and noted that delegated authority be given to the Head of Planning and Regeneration to add the low emission condition to the application. The officer's recommendation was then moved, seconded and agreed unanimously at a vote.

RESOLVED: That the application be approved, subject to delegated authority to the Head of Planning and Regeneration to impose an additional condition related to the low emission strategy.

84. **WEIR HOUSE, 50 RIVERSIDE WAY, UXBRIDGE - 43495/APP/2020/888** (*Agenda Item 7*)

Demolition of existing building and the erection of a part four and part five-storey block, providing 34 residential units (Use Class C3); associated access and other works, including landscaping and amenity space, car and cycle parking and refuse storage.

Officers introduced the report and noted the addendum, which included an amended and an additional condition. Officers confirmed that the refuse strategy featured in Condition 16 required strengthening, and the applicant had agreed that this can be amended to secure internal refuse storage at the site.

Members noted they were pleased the applicants had re-thought the proposal and welcomed the changes to the application, particularly regarding refuse storage, parking and amenity space. The Committee also commented that it was good the application provided 100% affordable housing.

Councillors sought assurances that the first floor balconies were not overlooking private gardens of those properties on the ground floor, and noted that screening or other methods may be used to prevent this. Members moved and seconded the officer's recommendation, subject to delegated authority to the Head of Planning and Regeneration to discuss potential options with the applicant to ensure privacy for these gardens, with final approval required from the Chairman and Labour Lead.

Upon being put to a vote, this was unanimously agreed by the Committee.

RESOLVED: That the application be approved, subject to delegated authority to the Head of Planning and Regeneration to discuss methods to protect the privacy of ground floor gardens with the applicant, with final approval of any changes to the application required from the Chairman and Labour Lead.

85. **SITE ENCLOSED BY BENTINCK ROAD & TAVISTOCK ROAD, TAVISTOCK ROAD, YIEWSLEY - 45200/APP/2020/2603** (*Agenda Item 8*)

Variation of Conditions 4 (phasing drawings) and 20 (car parking)

45200/APP/2017/327 (12/10/2017) for “Variation of Condition 2 (accordance with approved plans) of planning permission ref: 45200/APP/2016/3886 dated 25/01/2017: Variation of conditions 2 (accordance with approved plans), 15 (pedestrian link) and 23 (car parking stackers) of planning permission ref: 45200/APP/2014/3638 dated 10/12/2015: Demolition of all existing buildings on the site enclosed by Bentinck Road and Tavistock Road (as shown outlined in red on the submitted application site plan) including Globe House, Globe Court, Padcroft Works, the former Dairy Crest dairy and TiGi Warehouse, and comprehensive redevelopment to provide three buildings rising from three to eight storeys, comprising 308 residential units, 175sq.m of Class B1 floorspace, public and private amenity space, hard and soft landscaping and lower ground floor parking space for 293 vehicles, to allow the addition of seven residential units within the approved floorspace”, namely to reduce the number of car parking spaces from 299 spaces to 282 spaces (net decrease of 17 spaces).

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

RESOLVED: That the application be approved.

86. **FORMER SEA CADETS SITE, WATERSPLASH LANE, HAYES - 15604/APP/2020/283 (Agenda Item 9)**

Erection of two three-bedroom houses, construction of a 28-space public car park, widening and improvements of the existing access road, improvements to the existing access to Cranford Park, provision of a new children’s play area and all associated external works (involving the demolition of the existing single-storey building and removal of all storage units) (Additional lighting details).

The Head of Planning and Regeneration left the meeting for the discussion of this item.

Officers introduced the application, noted the addendum and commented that the Secure by Design Officer was happy with the lighting scheme, new gate, and changes to the application.

The Committee agreed that the extensive revision of the application removed any outstanding issues, and it was a good scheme that they were very happy with. Councillors also heard that the Police were happy with the application.

Members moved, seconded and unanimously approved the application when put to a vote.

RESOLVED: That the application be approved.

The meeting, which commenced at 6.00 pm, closed at 6.43 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Democratic Services on 01895 250636 or email (recommended): democratic@hillington.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.