

Minutes



MAJOR Applications Planning Committee

24 June 2021

Meeting held at Council Chamber - Civic Centre, High Street, Uxbridge

	<p>Committee Members Present: Councillors Steve Tuckwell (Chairman), Henry Higgins (Vice-Chairman), Jas Dhot, Janet Duncan (Opposition Lead), Philip Corthorne and David Yarrow</p> <p>LBH Officers Present: Ian Thynne, Raj Alagh (Borough Solicitor), Mandip Malhotra (Strategic and Major Applications Manager), James Rodger (Deputy Director of Planning and Regeneration), Alan Tilly (Transport Planning and Development Manager), Nicole Cameron (Legal Advisor) and Zenab Haji-Ismael (Principal Planning Officer)</p>
3.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence had been received from Councillor Alan Chapman.</p>
4.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
5.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meetings held on 19 May and 20 May 2021 be approved as an accurate record.</p>
6.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
7.	<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 would be considered in public.</p>
8.	<p>LAND TO THE EAST AND WEST OF BREAKSPEAR ROAD SOUTH - 76293/APP/2021/1158 (<i>Agenda Item 6</i>)</p> <p>Request for approval of plans and specifications under condition imposed by Schedule 17 to the High-Speed Rail (London - West Midlands) Act 2017 relating to two under bridges including retaining wingwalls; noise barriers; and two embankments including retaining walls.</p>

Officers introduced the item noting that the works were divided into two packages, the first of which was contained within the application in front of Members and featured the River Pinn Underbridge, Breakspear Road South Underbridge, West Ruislip Retained Embankment, Gatemead Embankment and Noise barriers. The second package of works would be subject to a future application. It was also noted that the principle of development had already been established through the HS2 Act 2017.

Officers delivered a comprehensive presentation outlining the proposed works and highlighted that the application was recommended for approval. Members sought to confirm where residents may be able to find information about upcoming works and road closures associated with HS2 works in the Borough, officers highlighted the 'CommonPlace' website where the public could find such information. Members were also informed that, with regard to landscaping and potential graffiti management, officers intended to put a condition on a later HS2 application addressing concerns over graffiti management. With regard to materials being brought into the works site, Members were assured that through the Code of Construction Practice, HS2 were required to work with the Environment Agency to ensure any materials brought onto site were to be tested to avoid the possibility of contamination of ground water. Officers' recommendations were moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be approved.

9. **HAREFIED ROAD, UXBRIDGE - 16299/APP/2020/3313** (*Agenda Item 7*)

RE-CONSULTATION ON AMENDED PLANS AND SUPPORTING DOCUMENTS FOR: Comprehensive redevelopment of the site comprising demolition of existing buildings to provide residential care accommodation (Use Class C2) with ancillary uses and commercial unit at ground floor level (Use Class E) in buildings up to 7 storeys with car parking, landscaping and associated works.

Detailed Description: 182 units, together with integrated nursing care and associated communal and support services including ancillary communal, care and well-being facilities including a restaurant, cafe/bar and wellness centre/gym and a commercial unit.

Officers introduced the application and delivered a detailed presentation outlining the proposals. It was noted that, a number of years ago, the site had a previous application refused due to its scale, officers felt that they had now negotiated a scheme that was of an appropriate scale for the town-centre site and was not just an acceptable scheme but a good scheme. Officers made some verbal amendments to the proposed conditions; that an amendment be made to condition 4 to include reference to the C2 use class and that a new condition be added regarding automatic switch-off lighting within communal spaces.

Officers made further comments addressing the Committee's concerns around the impact on Council and NHS budgets and local health and social care partners; it was noted that, although the matter was not a material planning consideration, the development would be meeting a growing demand for specialised care for the elderly and that the NHS Healthy Urban Development Unit's Planning Obligations Model had been used to assess the cost of mitigating the direct impacts of the proposed development on the local health infrastructure. The sum that had been calculated for the healthcare contribution was £900,229.

Members referred to the servicing and delivery times and agreed that condition 24 should be amended to prevent delivery and servicing on Sundays and Bank Holidays, and that delivery and servicing shall not take place between 22:00 and 07:00 on Mondays to Saturdays. With regard to refuse and waste collection, Members sought to ensure that residents would not leave refuse and waste on Harefield Road rather than taking their refuse to the appropriate waste collection points, it was agreed that condition 29 could be amended to make reference to this.

The Committee were minded to ensure that any podium level decks had appropriate setbacks to ensure that, in the event of unusually high winds or any objects falling over the edge of the podium level garden, passers by at ground level would be safe. It was agreed that condition 7 could be amended to make reference to this.

Members sought to also incorporate into the design of the building measures to mitigate overheating issues for occupiers during severe hot weather, this was highlighted as a specific concern given the demographic of residents who would be occupying the building. Concerns were raised over air quality and the use of a diesel fuel emergency generator considering the site was within the Uxbridge focus area; officers informed the Committee that the developers had been asked to explore alternatives to the diesel generator but it was highlighted that the only reason for the generator was to provide emergency life support should the systems in place fail, it would not be used otherwise.

The officer's recommendation, including the discussed amendments, was moved, seconded and when put to a vote, agreed with four Members voting in favour and one abstention.

RESOLVED:

- 1) **That the application be approved;**
- 2) **That an amendment be made to condition 4 to include reference to the C2 use class;**
- 3) **That an amendment be made to condition 24 to prevent delivery and servicing on Sundays and Bank Holidays, and that delivery and servicing shall not take place between 22:00 and 07:00 on Mondays to Saturdays;**
- 4) **That an amendment be made to condition 29 to make reference to refuse collection, specifically the prevention of refuse and waste being left on Harefield Road;**
- 5) **That the Head of Planning be delegated authority to review condition 15 to make reference to incorporated design changes to mitigate overheating issues for occupiers during severe hot weather;**
- 6) **That an amendment be made to condition 7 making reference to setbacks for the podium decks; and**
- 7) **That the Head of Planning be delegated authority to word a new condition regarding automatic switch-off lighting within communal spaces.**

10. **TAVISTOCK ROAD - 35810/APP/2021/1234** (*Agenda Item 8*)

Demolition of existing building and replacement with an up to 8-storey building comprising residential units and associated car parking, landscaping and amenity space.

Detailed description: Provision of 32 units (14 x 1 bedroom, 14 x 2 bedroom and 4 x 3 bedroom).

Officers introduced the application noting that the proposals in front of Members were a revision of a previous application on this site that had been refused by the Committee in 2020. Officers drew Members attention to the clarifications made in the addendum and it was noted that the application was recommended for refusal.

Petitioners who had objected to the application were present and addressed the Committee. During the petitioner's speaking time, a silent video was played featuring computer generated imagery that highlighted the petitioners' concerns. These concerns included:

- The current proposals exceeded applicable density guidelines and were deemed an overdevelopment of the site and overbearing to neighbouring properties;
- There would be a significant loss of daylight and sunlight for many of the residents of the Padcroft Estate and Fitzroy Court;
- Concerns were raised as to the levels of overlooking between habitable rooms and substantial loss of privacy;
- Within Fitzroy Court, it was highlighted that residents would suffer a severe loss of outlook from bedroom windows if the eight-storey development were to go ahead;
- It was noted that the residents' concerns had been raised both formally and informally but the applicant and agent had failed to address these.

The agent had submitted written representations which were read out by the Democratic Services Officer. Key points of the statement included:

- It was noted that the proposals in front of Members responded positively to the reasons for refusal cited when the previous application came to Committee in October 2020;
- A number of benefits offered by the scheme were laid out including the development of an under-utilised brownfield site, new housing in an accessible location, urban greening, and a sustainably designed building;
- It was highlighted that the proposals would complete the comprehensive development of site allocation SA38;
- Regarding impacts on neighbouring occupiers, it was stated that Council officers had offered little in the way of guidance for the applicant and agent to overcome such issues as overbearing, sense of enclosure and loss of outlook;
- The applicant had tried to proactively engage with officers to ensure that any comments received could be addressed through additional information or incorporated through design changes, however, they claimed that there had been lack of engagement from officers.

The Committee were in general agreement with the officer's recommendations. With regard to parking arrangements and specifically the mechanical parking stackers, it was noted that the Council asks for a maintenance plan to ensure that the stackers would be properly maintained and in the event that they did break down, they would

quickly be repaired. By way of clarification, it was confirmed to Members that the waste collection point for all occupants of the proposed building would be at the end of the site on Tavistock Road; the Committee deemed this to be an inconvenience for any potential occupiers, particularly those living in the top floor dwellings, and were minded to include reference to this layout issue in the reasons for refusal. The officer's recommendation was moved, seconded and when put to a vote, unanimously agreed.

RESOLVED:

- 1) That the item be refused as per the officer's recommendations; and
- 2) That the Head of Planning be delegated authority to include reference to layout inconveniences for potential occupiers in the reasons for refusal.

11. **LONDON HEATHROW MARRIOTT HOTEL, BATH ROAD - 12502/APP/2020/3618**
(Agenda Item 9)

Construction of part 5-part 6 storey building immediately to the west of the existing hotel to provide an additional 259 bedrooms: associated works including hard and soft landscaping.

Officers introduced the application and made a recommendation for approval. On the matter of parking it was noted that, although parking provision had been reduced, Transport for London had requested a further reduction; Officers emphasised the requirement for a balance between TfL's sustainability recommendations and local parking needs. It was noted that as a London Borough with good but not great public transport links, the retention of parking provision on site was not only to facilitate the needs of those travelling to the hotel by car or coach, but to avoid the overspill of visitors parking on adjacent residential streets.

The officer's recommendation was moved, seconded and unanimously agreed.

RESOLVED: That the application be approved as per the officer's recommendation.

12. **HPH 3, MILLINGTON ROAD, HAYES - 72360/APP/2021/1709** *(Agenda Item 10)*

Change of use from offices (Class B1a) to 113 flats (88 x 1 person; 20 x 1 bed, 2 person and 5 x 2 bed, 3 person units) (Class C3) (Application for Prior Approval under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)).

Officers introduced the application and made a recommendation for approval.

The officer's recommendation was moved, seconded and unanimously agreed.

RESOLVED: That the application be approved as per the officer's recommendation.

13. **UXBRIDGE INDUSTRIAL PARK, ASHLEY ROAD - 9117/APP/2021/699** *(Agenda Item 11)*

Erection of two storey demountable structure and two sets of two storey containerised offices for a temporary period of 2 years.

Officers introduced the report and made a recommendation for approval. Members queried what protection the demountable structures would have against collisions from vehicles and accepted that the yard would have its own risk assessments in place which should address this possibility.

Members supported the officer's recommendation which was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be approved as per the officer's recommendation.

14. **MORRISONS, 41 - 67 HIGH STREET - 2370/APP/2021/887** (*Agenda Item 12*)

Deed of Variation to amend Schedule 2 (Affordable Housing) of the Section 106 Agreement dated 20th August 2019 (as revised by a Deed of Variation dated 11th August 2020) in association with planning permission ref: 2370/APP/2018/2793 dated 21/8/19 (Demolition of the existing buildings and the redevelopment of the site to provide a part 4 to part 8 storey building comprising a replacement Class A1 1,643sq.m (GIA) foodstore, 144 residential units, basement car parking and associated works), as amended by S73 granted permission by Planning Inspectorate's decision letter dated 8th October 2020, Ref. APP/R5510/W/20/3250434 (LPA Ref. 2370/APP/2019/2880), namely, to revise the Affordable Housing Tenure Split and modify the 'Mortgagee in Possession' clause.

Officers introduced the application noting that it was recommended for approval.

The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.

RESOLVED: That the application be approved as per the officer's recommendations.

The meeting, which commenced at 7.00 pm, closed at 9.39 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@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.