

Minutes



MAJOR Applications Planning Committee

21 July 2021

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

	<p>Committee Members Present: Councillors Steve Tuckwell (Chairman), Henry Higgins (Vice-Chairman), Alan Chapman, Philip Corthorne, Janet Duncan (Opposition Lead), Jas Dhot and David Yarrow</p> <p>LBH Officers Present: James Rodger (Deputy Director of Planning and Regeneration), Anisha Teji (Democratic Services Officer), Kerrie Munro (Legal Advisor), Mandip Malhotra (Strategic and Major Applications Manager) and Alan Tilly (Transport Planning and Development Manager)</p>
15.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
16.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
17.	<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 dated 24 June 2021 be approved as an accurate record.</p>
18.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
19.	<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 items 1 – 8 were marked Part I and would be considered in public.</p>

20. **MINET JUNIOR SCHOOL AVONDALE DRIVE, HAYES - 2297/APP/2021/1949**
(Agenda Item 6)

Erection of a single storey block of modular classrooms for a temporary period of 36 months.

Officers introduced the application, highlighted the addendum and made a recommendation for approval. The Committee was informed that following discussion and further information from with the agent, amendments to the conditions were proposed including removing condition 5 relating to accessibility. Removing condition 9 relating to tree protection with an arboricultural report being added to condition 4. Amending condition 10 relating to landscaping to state that no development should take place within three months until a landscape scheme had been submitted and approved in writing by the local planning authority and to remove part (2) of the condition in relation to maintenance schedule. It was also proposed that the conditions be amended to state that reasonable endeavours were made to ensure that lights were automatically switched off when the temporary building was not in use.

Members discussed the amendments to the conditions and considered that the lights condition was necessary due to the local residential properties. It was noted that planning permission was sought for three years and if the applicants needed further time another planning application would need to be made.

It agreed that the landscaping maintenance schedule for a minimum period of five years could be reduced to three years as the planning permission was for a period of three years. It was clarified that the condition in relation to trees ensured that there was enough tree replacement however an informative could be included to be to include semi mature and pollution absorbing trees. It was also noted that a previous application seeking advice from the local authority had been submitted prior to formal application before the Committee.

The Committee discussed whether landscaping could be specified to take place on the boundaries to offer neighbouring properties more protection and better serve the development. Officers confirmed that an informative could be included to ensure that landscaping conditions be read in conjunction with the full planning application.

The Legal officer advised the Committee that new NPPF 2021 guidance now replaced the NPPF 2019. The Committee was asked to provide delegated authority to the Director of Planning and Regeneration to replace any reference to NPPF 2019 with NPPF 2021.

Subject to including the amendments proposed by officers, adding a standard auto lighting condition, adding an informative on the replacement of trees to secure semi mature and pollution absorbing trees as a preference, adding an additional landscaping condition and delegated authority to the Deputy Director of Planning and Regeneration to replace any references to the NPPF 2019 with NPPF 2021, the officer's recommendation, was moved, seconded and unanimously agreed.

RESOLVED: That the application be approved as per officer's recommendation, subject to the additional information in the addendum, the amendments to the conditions, the additional informative and delegated authority the Deputy Director of Planning and Regeneration to replace any references to the NPPF 2019 with NPPF 2021.

21. **THE ARENA BENNETSFIELD, STOCKLEY PARK - 37800/APP/2021/2189** (Agenda

Item 7)

Change of use from office (Use Class B1(a)) to residential (Use Class C3) to provide 12 residential units (Prior Approval).

Officers introduced the application, highlighted the addendum and made a recommendation for approval.

Members noted that this was a prior approval application.

Members discussed the cycle provision and it was explained that because the cycle parking would be on the first floor it was not considered acceptable. This matter would be dealt with by way of a planning condition. It was also noted that the contributions scheme had been extended to cover the application site and there was direct access from Stockley Park to the canal. Hayes and Harlington station would most likely be the preferred station for residents as it offered more services. Members were keen to protect residents' car parking and agreed to include a condition to enable residents to be able to be exempt from the ANPR system onsite.

The Legal officer advised the Committee that new NPPF 2021 guidance now replaced the NPPF 2019. The Committee was asked to provide delegated authority to the Director of Planning and Regeneration to replace any reference to NPPF 2019 with NPPF 2021.

Subject to delegated authority to the Deputy Director of Planning and Regeneration to add a condition relating to the ANPR parking system, amending recommendation 2(1) D to 01/08/21 and replace any references to the NPPF 2019 with NPPF 2021, the officer's recommendation, was moved, seconded and unanimously agreed.

RESOLVED: That the application be approved as per officer's recommendation, subject to the additional information in the addendum, the planning obligations and delegated authority to the Deputy Director of Planning and Regeneration to add a condition relating to the ANPR parking system and replace any references to the NPPF 2019 with NPPF 2021.

22. **HEATHROW AIRPORT CAR PARK, SOUTHERN PERIMETER ROAD - 76510/APP/2021/2373 (Agenda Item 8)**

Temporary change of use from long stay car park to a drive-through and park Covid test facility, comprising on-site modular structures and associated lane barriers

Officers introduced the application and made a recommendation for approval.

The Legal officer advised the Committee that new NPPF 2021 guidance now replaced the NPPF 2019. The Committee was asked to provide delegated authority to the Director of Planning and Regeneration to replace any reference to NPPF 2019 with NPPF 2021.

Subject to delegated authority to the Deputy Director of Planning and Regeneration to replace any references to the NPPF 2019 with NPPF 2021, the officer's recommendation, was moved, seconded and unanimously agreed.

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

and delegated authority be given to the Deputy Director of Planning and Regeneration to replace any references to the NPPF 2019 with NPPF 2021.
The meeting, which commenced at 6.00 pm, closed at 6.45 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.