

Minutes



MAJOR Applications Planning Committee

14 October 2021

Meeting held in the Council Chamber - Civic Centre, High Street, Uxbridge

	<p>Committee Members Present: Councillor Steve Tuckwell (Chairman) Councillor Henry Higgins (Vice-Chairman) Councillor Janet Duncan Councillor David Yarrow Councillor Jas Dhot Councillor Philip Corthorne</p> <p>LBH Officers Present: James Rodger (Deputy Director of Planning and Regeneration) Nicole Cameron (Principal Lawyer – Planning and Corporate) Mandip Malhotra (Strategic and Major Applications Manager) Alan Tilly (Transport Planning and Development Team Manager) Raj Alagh (Borough Solicitor) Ian Thynne (Planning Specialists Team Manager) Steve Clarke (Democratic Services Officer)</p>
45.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
46.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Philip Corthorne declared a non-pecuniary interest in item 8; he withdrew from the meeting for that item and did not take part in the discussion or vote.</p>
47.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meetings held on 16 September 2021 be approved as an accurate record.</p>
48.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
49.	<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>

It was confirmed that all items were marked Part 1 and would be considered in public.

50. **LAND AT HARVIL ROAD - 76459/APP/2021/2049** (*Agenda Item 6*)

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 a site area of 46,528.5m², for the realignment of approx. 1km of Harvil Road, including the Harvil Road Stream Underbridge (comprising wingwalls, parapets, box culvert and mammal ledge); earthworks associated with the highway embankments and access roads associated with the realigned Harvil Road, swales and attenuation pond; and the location of vehicle restraint systems and fencing.

Officers introduced the item and delivered a comprehensive presentation outlining the proposed works to support the realignment of approximately 1km of Harvil Road. It was highlighted that the specific works before the Committee for determination were the buildings, the box culvert for Newyears Green Bourne, earthworks to facilitate the construction of Harvil Road and the alignment of associated fences and walls. Officers' recommendation was for approval.

It was also noted that the works pertaining to the road itself would be subject to a separate approval process through the Council's Highways department under Schedule 4 of the HS2 Act 2017. Officers were working with HS2 on reducing speed limits in the north of the Borough, funded by the HS2 Road Safety Fund; this project included reducing the speed limit along Harvil Road and the installation of Vehicle Activated Signs subject to the Council's approval processes.

Members' attention was drawn to the pond situated to the left of the proposed alignment of Harvil Road, it was noted that this was a flood compensation area to take drainage from the newly aligned road and would be deferred as part of the current application due to officers' concerns with the pond design. Officers were collaborating with HS2 on prospective designs. Members were minded to ensure that the designs pertaining to the pond area came back to the Committee for approval at a later date.

With regard to archaeological impacts, a tile kiln was found on the site. The Greater London Archaeological Advisory Service had highlighted the kiln as an archaeological feature of interest and should remain in place. It was highlighted that HS2 would be retaining the tile kiln in situ with stone protection mats placed on top.

By way of clarification, the Committee were informed that HS2 planned to construct the road and associated works offline, allowing the old Harvil Road to operate for as long as possible before bringing the new Harvil Road alignment online. This would limit disruption to the highway network and to residents.

The Committee noted that, subject to appropriate road safety measures being taken, the realigned road would be of benefit to residents; however, concerns were raised over the scale of the development and alteration to the landscape, particularly the section to the north of the Cophall Tunnel Western Portal. Officers noted that this area would be subject to a significantly altered landscape due to the HS2 development and gave assurances that officers would be seeking comprehensive landscaping works from HS2 to alleviate as much of the impact as possible.

Officers' recommendations, including the deferral of matters relating to the pond works, were moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED:

- 1) That the application be approved;
- 2) That the description of the development be amended to remove reference to pond works;
- 3) Notwithstanding the plans hereby approved showing a new attenuation pond (drawing numbers 741121 and 741111), these works were not approved under the current application and were deferred, subject to approval by the Committee at a later date.

51.

NORTHWOOD HEALTH AND RACQUET CLUB - 272/APP/2021/2327 (*Agenda Item 7*)

Re-consultation on amended description of development for: Full planning application for the permanent retention of a three-court tennis air dome and associated works.

This item was heard following item 8.

Officers introduced the application and delivered a detailed presentation outlining the proposals. Context was given as to the application's background; temporary permission had previously been granted on the site for 3 years which had now expired, the application in front of Members was for the permanent retention of the structure. It was noted that the site was within the green belt however, green belt policies encourage recreational use and the structure was not deemed to have a fundamental impact on the openness of the green belt.

Members attention was drawn to the addendum where a slight variation to condition 3 had been proposed to ensure that additional evergreen landscaping was secured. This would provide all year-round landscaping. Officers also suggested that a landscaping maintenance plan would be appropriate to ensure that any deceased landscaping would be replaced.

The Committee were generally supportive of the application and encouraged by the facility for year-round tennis in the Borough. Members raised slight concerns that the application could set a precedent for further air domes on green belt land; officers noted that any application would be considered on its own merits and green belt policy was comprehensive enough to prevent a proliferation of such structures on green belt land.

The Committee noted that, although the application sought permanent permission, the structure itself was not permanent due to its composition and could be removed with relative ease, limiting its impact on the landscape. Officers highlighted that, by triggering permanent permission, Community Infrastructure Levy receipts would be generated. The officer's recommendations, including the amendments proposed in the addendum, were moved, seconded and when put to a vote, unanimously agreed.

RESOLVED:

1) That the application be approved;

2) That delegated authority be given to the Deputy Director of Planning and Regeneration to amend condition 3 as per the addendum and to secure a normal landscaping maintenance plan.

52. **AREA OF ICKENHAM GREEN, SOUTH WEST OF THE GREENWAY - 44457/APP/2021/2212** (*Agenda Item 8*)

Sewer diversion works including temporary modifications to the existing construction access adjoining Ickenham High Road; temporary working and welfare compounds; temporary access track; and a temporary bridge for a watercourse crossing.

This item was heard ahead of item 7. Before this item commenced, Councillor Corthorne removed himself from the room.

Officers introduced the report noting that the application was somewhat complex as it related to sewer diversion works which were taking place below ground. It was highlighted that the Committee were not considering any below ground works, just the associated works above ground. It was also noted that most of the works for the sewer diversion were taking place under permitted development.

Officers highlighted that 70 objections had been received primarily relating to the temporary loss of the allotments on site. Officers had ensured that, through recommended condition 1, the allotments be restored at the first available opportunity following the completion of the development. Although it was acknowledged that the site was within the green belt, the application was recommended for approval on the basis that it was temporary works for essential infrastructure. Further to this, it was highlighted that local water and sewerage companies had a statutory duty to provide, improve and extend the public sewer system and to make provision for the treatment of sewage under the Water Industry Act 1991. It was also highlighted that the 9 recommended conditions would mitigate the impact of the proposed development.

Members acknowledged that the public sewer works were essential however, on the matters of noise and vibrations causing disturbance to residents, they sought to ensure that these were mitigated as comprehensively as possible. Officers notified Members that as the works were associated with the HS2 development, works would be carried out with regard to the HS2 protocols handed down from the Secretary of State ensuring that Thames Water carried out the works on behalf of HS2 as robustly as possible. Officers highlighted that the tunnelling works, which came under permitted development rights and were not subject to the application in front of Members, could potentially trigger levels of noise and disturbance whereby residents would be invited to vacate their properties for 36 hours whilst the tunnelling took place; it was stressed that, if this were to be the case, it would be a choice for residents and alternative accommodation would be provided for the duration of the tunnelling. Members raised concerns that the works may disturb residents to the extent that they would be invited to leave their homes for a period of time. Officers notified Members that several options had initially been presented, some of which required the demolition of people's properties; it was stressed that the proposed development was the scenario which would limit disturbance to residents as much as possible.

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 6.00 pm, closed at 7.22 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.