

Minutes



MAJOR Applications Planning Committee

15 December 2021

Meeting held at Committee Room 5 - Civic Centre, High Street, Uxbridge

	<p>Committee Members Present: Councillors Steve Tuckwell (Chairman), Henry Higgins (Vice-Chairman), Philip Corthorne, Janet Duncan (Opposition Lead), Jas Dhot, David Yarrow and Shehryar Ahmad-Wallana (In place of Alan Chapman)</p> <p>LBH Officers Present: Nicole Cameron (Legal Advisor), Neil Fraser (Democratic Services Officer), James Rodger (Deputy Director of Planning and Regeneration), Mandip Malhotra (Strategic and Major Applications Manager), Alan Tilly (Transport Planning and Development Manager), Raj Alagh (Borough Solicitor) and Ian Thynne (Planning Specialists Team Manager)</p>
68.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Chapman, with Councillor Ahmad-Wallana present as substitute.</p>
69.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
70.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING HELD ON 16 NOVEMBER 2021 (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meeting held on 16 November 2021 be approved as a correct record.</p>
71.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>It was confirmed that Agenda item 7 was now a petition item.</p>
72.	<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>
73.	<p>COPTHALL TUNNEL HARVIL ROAD AND BREAKSPEAR ROAD SOUTH - 76767/APP/2021/3540 (<i>Agenda Item 6</i>)</p> <p>Officers introduced the application, which comprised a Plans and Specifications</p>

submission under Schedule 17 of the HighSpeed Rail (London-West Midlands) Act 2017 (The Act), in relation to a headhouse and compound, a telecommunications mast (location only), east & west portals, a road underbridge, 5 no. tunnel ventilation openings, a maintenance siding, flood compensation area and associated earthworks, fencing and lighting.

The application was confirmed to be the latest in a series of HS2 Schedule 17 planning submissions, and Members were reminded that the role of the Planning Authority in such submissions was heavily restricted as to what could and could not form the basis of a decision. Officers summarised the areas of the proposal that were for consideration by the Committee. The Borough Solicitor set out the three statutory grounds for refusal that could be considered and advised that none of the grounds for refusal had been met.

The Committee was advised that there were no objections to the proposed fencing, lighting, telecommunications or parking arrangements, and that officers considered that the proposals would not have a detrimental impact on a site of ecological value or an archaeological area of importance. It was considered that there were no reasonably practicable measures which needed to be taken for the purpose of mitigating the effect of the work or its operation in terms of its impact on the local environment/ local amenity, in accordance with Paragraph 9 sub section (4)(a) of Schedule 17 of the Act. Accordingly, the application was recommended for approval.

Following queries from the Committee, officers advised that the location of the proposed fixed telecommunications mast was to be next to the headhouse, that there was no platform area for trains to stop, and that the siding area was located between embankments at surface level, though would not be used frequently. In addition, officers advised that while tree planting at the site was not for the Committee to review as part of this application, officers were in regular contact with the applicant regarding the type and timing of future plantings. Spoil storage and flooding mitigation was also not for the Committee to review, but this was confirmed as governed by Covid construction practices which HS2 was abiding by. Officers advised that there was a large amount of storage space for material on site, which was often re-used within the site itself.

The Committee discussed whether the ventilation shaft openings should be changed to brick construction to mitigate noise. Officers advised that in relation to the shaft openings, it was considered that the proposed weathered steel design was the best option for ease of maintenance and the minimising of noise and visual impact. Regarding noise, the report confirmed that the proposal would meet the noise limits set by parliament and would therefore have no adverse impact, though the Council would monitor noise at the site. On this basis, the Committee agreed that the openings should remain as proposed.

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

RESOLVED: That the application be approved.

74. **RUISLIP GOLF COURSE - 10737/APP/2020/3359** (*Agenda Item 7*)

Officers introduced the application which sought permission for the remodelling of Ruislip Golf Course, incorporating: reconfiguration of 18 existing hole course into a nine hole course, short game practice area, putting green and six hole academy course; construction of a single storey rifle range; demolition of existing covered driving bays

and construction of replacement driving range, including associated floodlights and safety netting; a new drainage system and associated ponds; ecological and landscaping works; realignment and enhancement of the Hillingdon Trail and creation of a new public footpath; excavation of a new channel for the Ickenham Stream (canal feeder); and other associated works.

The addendum was highlighted, which detailed the receipt of a petition in support of the application together with a letter of representation from the Secretary of Ruislip Rifle Club, which requested amendment to the hours of operation of the Rifle Club. Officers confirmed that the hours of operation now requested by the Rifle Club would not cause unacceptable harm to neighbours amenity and that condition 08 and 09 could be amended to fulfil the request, alongside the addition of a further condition mandating that no building was to be occupied until 'Secured by Design' accreditation had been achieved. The addendum also set out a to be agreed financial contribution or agreement for the long-term maintenance and annual assessment in connection with the creation of a pond on the western area of the Golf Course.

Officers considered that the application had demonstrated that the proposed development could be completed without detriment to the ecological value or local wildlife of the area, and would not lead to conditions detrimental to road safety or to traffic congestion on the local road network. Issues relating to archaeology, contamination, residential amenity, the safe operation of Network Rail could be satisfactorily addressed by the imposition of appropriately worded conditions. It was confirmed that the applicant had demonstrated the required special circumstances to allow for development within the Green Belt.

It was also confirmed that the nearby HS2 tunnel portal creation had resulted in material that was being used for further redevelopments in the area, and that HS2 was providing compensation for the loss of golf course land.

Accordingly, the proposed development was in accordance with the policies of the development plan and therefore recommended for approval, subject to conditions as set out in the report and addendum..

A petitioner addressed the Committee in support of the application, highlighting the following points:

- The petitioner was representing the Rifle Range Club and supported the officer's recommendation for approval.
- The new hours of use, as set out in the addendum, were welcomed as these would bring the Club into line with operating hours of similar sporting clubs.
- The Club had no preference regarding design of the building and would be happy to have a Green Roof if required.

In response to queries from the Committee, the petitioner confirmed that the proposed new building would be situated further from residential homes than previously, that it would be fully soundproofed, and secured with safety in mind. Additionally, the petitioner advised that club members were currently having to use other rifle clubs, some of which were out of the borough, for which they had to pay additional membership and travel costs.

Officers advised that they would liaise with HS2 to ensure the club members were receiving compensation for the financial impact resulting from the development.

Regarding the new golf course design, officers advised that the new course layout had

been created by a well known and respected designer.

The Committee suggested that conditions be added to mandate that materials were to be submitted and approved, alongside a new informative requesting 'low maintenance materials/strong materials' to ensure maintenance and upkeep of the driving range. It was also suggested that officers be delegated authority to amend condition 5 following discussions with the applicant regarding the addition of a green roof or solar panels to the Driving Range and Rifle Range buildings, in consultation with the Chairman and Labour Lead. Finally, Members suggested that condition 1 be amended to mandate that the Driving Range and Rifle Range be operational at the first available opportunity, to mitigate any further financial impact to users or the Council.

The officer's recommendation, inclusive of the changes set out on the addendum and the suggested amendments as above, was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED:

- 1. That the application be approved, inclusive of the changes set out on the addendum;**
- 2. That a new condition to be added for materials to be submitted and approved, alongside a new informative requesting 'low maintenance materials/strong materials'**
- 3. That officers be delegated authority to amend condition 5 following discussions with the applicant regarding the addition of a green roof or solar panels to the Driving Range and Rifle Range buildings, in consultation with the Chairman and Labour Lead;**
- 4. That condition 1 be amended to mandate that the Driving Range and Rifle Range be operational at the first available opportunity.**

75. **IMPERIAL COLLEGE, SIPSON LANE - 17488/APP/2021/1971** (*Agenda Item 8*)

*Councillor Dhot left the meeting at 19:30 and was not present for agenda items 8 and 9**

Officers introduced the application, which sought approval for the installation of a Multi-Use Games Area (MUGA) for tennis and netball (marked on the MUGA) and to be used for other sports informally.

Officers advised that while the application site was located within the Green Belt, an assessment against the relevant Green Belt policies had been undertaken to ensure that either the development was considered to be appropriate or the proposed harm was outweighed by the benefits of the scheme. The proposal was considered to be appropriate development.

Regarding the loss of part of the playing field in order to accommodate the MUGA, Sport England had not raised any objection. In addition, a condition pertaining to the submission of a community use agreement had been attached at Sport England's request, in order to ensure that the wider public benefit from the replacement of the turf pitch with the MUGA. The addendum was highlighted, which set out corrections to a typographical error in condition 7. Officers considered that the proposal would not result in unacceptable harm to the amenities of neighbouring occupants, and therefore the application was recommended for approval.

In response to queries from Members, officers advised that the hours of community use

had been proposed to ensure that these did not coincide with any professional team use. The Committee was reminded that the use of the site by a professional team was not specific to any one club. On the matter of parking, officers advised that condition relating to the parking management plan was subject to further information regarding trip generation from the applicant and subsequent approval by officers that parking provision and highways impact was acceptable.

The Committee suggested that an informative be added regarding regularisation of the temporary buildings on site.

The officer's recommendation, inclusive of the changes set out in the addendum and the informative above, was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED:

- 1. That the application be approved inclusive of the changes set out in the addendum;**
- 2. That an informative be added regarding regularisation of the temporary buildings on site.**

76. **MINET JUNIOR SCHOOL - 2297/APP/2021/3875** (*Agenda Item 9*)

Officers introduced the application which sought permission for temporary classrooms to be erected on one of two existing playing fields within the grounds of Minet School, for a period of 36 months, to allow the school to remain operational as refurbishment of the main school buildings took place.

The Committee was advised that the application was a minor amendment to a previously consented scheme. The addendum was highlighted, which set out the addition of conditions previously agreed but omitted from the report. The application was considered acceptable and accordingly, was recommended for approval inclusive of the conditions as set out in the addendum.

The officer's recommendation, inclusive of the changes set out in the addendum, was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be approved inclusive of the changes as set out in the addendum.

The meeting, which commenced at 6.00 pm, closed at 7.45 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@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.