



HILLINGDON

LONDON

Meeting:	Major Applications Planning Committee	
Date:	Tuesday, 29th March 2022	Time: 6:00pm
Place:	Civic Centre, Uxbridge	

ADDENDUM SHEET

Item: 6	Location: Austin Road, Hayes
Amendments/Additional Information	Officer Comments
Insertion of ' (except for demolition, ground and enabling works) within the outline area ' in the following conditions: Condition 8 Condition 12 Condition 19 Condition 36	This wording enables the commencement of works as soon as practically possible.
Insertion of ' for that relevant development phase ' or ' for each relevant development phase ' in the following conditions: Condition 18 Condition 20 Condition 25 Condition 26 Condition 27 Condition 30 Condition 31 Condition 32 Condition 36	This wording enables the implementation of works on a phase by phase basis.
Section 7.02 amendment to unit mix text: <i>The proposed development would provide the following Unit Mix which is illustrated for the Detailed Phase 1 and the Outline element as a scheme overall. The dwelling mix for the detailed Phase 1 is set as follows:</i> <i>1 bed - 23 homes (29%)</i> <i>2 bed - 37 homes (46%)</i> <i>3 bed - 16 homes (20%)</i> <i>4 bed - 4 homes (5%)</i> <i>Total - 80 homes</i> <i>In addition the Outline element of the proposals for a further 420 homes is predicted to provide the following mix for the scheme in its entirety:</i> <i>One bedroom units – 38 37%</i>	Correction and clarification. The reason that the mix is slightly different for the 'whole' scheme compared to the outline only element is that the whole scheme includes the mix proposed by the detailed element. Members will note that the detailed scheme

<p><i>Two bedroom units – 43 45%</i> <i>Three and four bedroom units – 19 18%</i> The unit mix for the scheme as a whole is as follows: One bedroom flats – 37% Two bedroom flats – 45% Three and four bedroom flats – 18%</p>	<p>has a higher percentage of 3 & 4 bedroom flats at 25% and just 29% one bedroom flats and 46% 2 bedroom flats.</p>
<p>Amendment to Condition 1:</p> <p>Time Limit and Reserved Matters applications for the Outline Area</p> <ol style="list-style-type: none"> 1. The development hereby permitted shall begin either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later. 2. Applications for approval of the following reserved matters shall be made to the Local Planning Authority before the expiry of eight years from the date of this permission. <p>(a) Appearance (b) Means of Access (c) Landscaping (d) Layout (e) Scale</p>	<p>Correction and to allow sufficient time for implementation as per the applicant's submission.</p>
<p>Amendment to Condition 3; Parameter Plan 4 Access and Movement HTC-PTE-ZZ-XX-DR-A-10013 rev C5 C3</p>	<p>Correction</p>
<p>Amendment to Condition 4:</p> <ul style="list-style-type: none"> • Air Quality Assessment (including Air Quality Neutral Assessment) REF - 2104170-01 December November 2021 • Construction Logistics Plan dated December 2021 11 March 2022 • Delivery and Servicing Plan dated December 2021 11 March 2022 • Detailed Energy Statement and Sustainability Strategy dated 30 25/11/2021 • Transport Assessment dated 22/03/22 11 March 2022 • Framework Residential Travel Plan dated November 2021 11 March 2022 	<p>Correction</p>
<p>Amendment to Condition 5: The proposed land uses within the reserved matters outline area shall be strictly in accordance with the development hereby permitted and shall not exceed 420 residential units maximum floor area (Use Class C3) -14,456 sqm GIA and up to 140 sq m of community facility space Class F2 (b)) up to 420 homes.</p>	<p>Correction</p>
<p>Amendment to Condition 9: The residential density shall not exceed 204 units per hectare and 620 habitable rooms per hectare.</p>	<p>Correction</p>
<p>Delete Condition 11; Fencing to Protect Root Areas</p>	<p>Duplication of Condition 18</p>
<p>Condition 19 (2b) amend to read:</p> <p>2a. Refuse Storage including food waste and refuse strategy.</p>	<p>To ensure food waste requirements is built</p>

	into the development phases.
<p>NEW condition: Play area details (Detailed First Phase) Details of the temporary play space provision for the Detailed First Phase as set out on the approved Temporary & S278 Works Key Plan (ref. HTC-TEP-P1-00-DR-L-90103 rev 02) shall be submitted approved in writing by the Local Planning Authority prior to the commencement of development (except for demolition, ground and enabling work) within the Detailed First Phase. The approved details shall be constructed prior to occupation of the development hereby permitted and temporarily retained up to Full Occupation. Prior to Full Occupation of the Detailed First Phase, details of the permanent play space for children, shall be submitted and approved in writing by the Local Planning Authority. This should include details of accessible play equipment for disabled children, including those with a sensory impairment, or complex multiple disabilities. It should also include a timetable for the implementation of the permanent works in conjunction with the removal of the temporary arrangements and constructed and permanently retained thereafter in accordance with the approved details. REASON: To ensure that the development makes adequate provision of children's play space in accordance with Policies DMHB 19 and DMCI 5 of the Hillingdon Local Plan: Part 2 (2020) and Policies S4 and D5 of the London Plan (2021).</p>	To ensure the delivery of the temporary children's play area during the 8 year build period.
<p>Amendments to Planning Obligations, referenced within Section 2 'RECOMMENDATION' and section 7.20 'Planning Obligations': xi. Community space of at least 115sqm 120sqm and to a maximum of 140sqm shall be delivered to shell and core finish at a peppercorn rent; xv. On site car club for up to 4 5 spaces, free membership for 3 years and £50 credit for one person per unit;</p>	Correction

Item: 7	Location: Avondale Drive, Hayes
Amendments/Additional Information	Officer Comments
<p>Insertion of '(except for demolition, ground and enabling works) within the outline area' in the following conditions: Condition 8 Condition 37</p>	This wording enables the commencement of works as soon as practically possible.
<p>Insertion of 'for that relevant development phase' or 'for each relevant development phase' in the following conditions: Condition 8 Condition 14 Condition 20 Condition 24 Condition 25 Condition 26 Condition 37 Condition 41 Condition 46</p>	This wording enables the implementation of works on a phase by phase basis.

<p>Amendment to Condition 1: Time Limit and Reserved Matters applications for the Outline Area 1.The development hereby permitted shall begin either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later. 2. Applications for approval of the following reserved matters shall be made to the Local Planning Authority before the expiry of eight years from the date of this permission. (a) Appearance (b) Means of Access (c) Landscaping (d) Layout (e) Scale</p>	<p>Correction and to allow sufficient time for implementation as per the applicant's submission.</p>
<p>Amendment to Condition 4:</p> <ul style="list-style-type: none"> • Geotechnical and Geo-environmental Desk Study Report (November 2021 1990-A2SXX-XX-RP-Y-00042-00) • Construction Logistics Plan (dated 06 December 2021 09 March 2022) • Daylight and Sunlight Report (including Overshadowing Assessment) (dated November 2021 1 December 2021) • Delivery and Servicing Plan (dated December 2021 09 March 2022) • Outline Energy Statement and Sustainability Strategy – dated 30/11 03/12/2021 • Detailed Energy Statement and Sustainability Strategy - dated 30-26/11/2021 • Transport Assessment - (dated 2214/03/2022) • Framework Residential Travel Plan (dated November 2021 09 March 2022) 	<p>Correction</p>
<p>Amendment to Condition 6 The proposed housing mix within the Outline Area shall be strictly in accordance with the following parameters: One bedroom units – 36 37% Two bedroom units – 45 47% Three and four bedroom units – 19 16%</p>	<p>Correction and clarification</p>
<p>Amendment to Condition 9: The residential density shall not exceed 224 units 214 per hectare and 663 habitable rooms per hectare.</p>	<p>Correction</p>
<p>Delete Condition 11; Fencing to Protect Root Areas</p>	<p>Duplication of Condition 20</p>
<p>Delete Condition 16</p>	<p>Duplication of Condition 15</p>
<p>Condition 17 (2b) amend to read: 2a. Refuse Storage including food waste and refuse strategy.</p>	<p>To ensure food waste requirements is built into the development phases.</p>
<p>Delete Condition 19</p>	<p>Duplication of Conditions 1 and 2</p>

Condition 48 is an Informative and will be amended accordingly.	Error
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Item: 8	Location: Keith House, North Hyde Road, Hayes
<i>Amendments/Additional Information</i>	<i>Officer Comments</i>
The applicant team submitted a Brochure to all Committee Members ahead of this meeting.	For information.