

Minutes



MAJOR Applications Planning Committee

23 June 2022

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

	<p>Committee Members Present: Councillors Steve Tuckwell (Chairman), Henry Higgins (Vice-Chairman), Adam Bennett, Darran Davies, Jas Dhot, Elizabeth Garelick and Tony Gill</p> <p>LBH Officers Present: Nicole Cameron (Legal Advisor attended virtually), Mandip Malhotra (Strategic and Major Applications Manager), Anisha Teji (Democratic Services Officer), James Rodger (Deputy Director of Planning and Regeneration), Alan Tilly (Transport Planning and Development Manager)</p>
131.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
132.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
133.	<p>TO SIGN AND RECEIVE THE MINUTES OF PREVIOUS MEETINGS (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes from the meetings on 12 and 18 May 22 were approved.</p>
134.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
135.	<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 were in Part I and would be considered in public.</p>
136.	<p>BREAKSPEAR SCHOOL, BUSHEY ROAD - 2231/APP/2021/3980 (<i>Agenda Item 6</i>)</p> <p>Installation of a synthetic turf surface and associated sub-base, sports lighting system comprising 6 No. 8m high masts, and bonded rubber mulch areas. Officers introduced the application, highlighted the addendum and made a recommendation for approval.</p>

Officers introduced the application, highlighted the addendum and made a recommendation for approval. It was also noted that two additional letters of support had been received prior to the meeting.

A petitioner in objection of the proposed development addressed the Committee and referred to photographs and a video that were circulated to Members and officers prior to the meeting. It was submitted that this was an appalling proposal that would cause parking issues, increased traffic, adult use of the space seven days a week, light pollution, flooding, loss of biodiversity and trees and loss of natural surface. The Committee heard that the playground tarmac melted due to a heatwave in 1976 and students were not allowed to use it due to leaving indentations. As such the green playing field was used and students were able to learn so much through exploration and play. It was noted that on 21 July 2021, temperatures taken at the playground were 45.3c, the bench 46.1c, Astroturf 49.7c, and on the real grass only 25.9c. The Committee was asked to consider these figures. Having recent AstroTurf installed had caused the loss of seven trees and lime trees suffering dieback. If the proposals were allowed there would be no natural surface on the whole site except a pond garden where the children could only be taken under strict supervision. It was explained that residents lived in fear of the riverbanks bursting and flooding and there had been previous flooding of neighbouring properties. The flooding was an issue and it was questioned why drainage could not be installed in a new turf. It was reiterated that removing all grass play areas from a primary school site was wrong for the school children.

The Chair of the School's Governing Body addressed the Committee and it was noted that schools were responsible for providing a broad and balanced education above and beyond academic studies. Physical activity was a huge part of ensuring the support of mental health and there had also been recent concerns regarding childhood obesity. It was submitted that the school needed space for effective physical activities and this was the sole driver of the installation of the artificial turf and the planning application had been designed in a way to minimise the impact on the neighbouring environment. The concerns raised were noted in relation to the high-water retention and risk of local flooding. It was noted however that the outside ground in question had been rendered as unusable for high proportions of the year due to high water retention and flooding. The proposed development would improve the position and the drainage would be more controlled. A nature area including a garden and pond area would also remain in the school. The lighting in the application was necessary and had been designed in a way taking into account neighbouring environments and all the trees and hedges surrounding the school would be retained. The school had worked closely with Sports England to have an appropriate community use. The benefits of the installation of the synthetic turf outweighed the loss of grass by increasing the mental and physical wellbeing of children that could be used all year around.

Councillor Kaushik Banerjee, Ward Councillor for Ickenham and South Harefield addressed the Committee. Concerns were raised regarding light pollution and it was requested whether auto timers could be conditioned to reduce any impact on the neighbouring environment. It was questioned whether the hours of operation could be reduced to six days a week due to the increase of congestion the proposed development would cause. Further clarification was also requested on how the drainage system would be maintained. Disappointment was expressed to see another green space going to this usage.

Delegated authority was requested by the Deputy Director of Planning and

Regeneration to make amendments to condition 8 in respect of the auto switch off timers and to add an informative to not have lights on during BST hours. Delegated authority was also requested to amend condition 10 to include the delivery and maintenance of sustainable drainage.

It was highlighted that Sports England had been consulted as part of the application process and it was decided that the benefits of a multi-use games area outweighed the loss of a playing field. It was also stressed that a community agreement with the hours of operation to conclude at 7pm had been put in place to avoid causing disturbance to the neighbouring environment.

During Member discussions, it was reported that the LUX level of lighting on residential streets was 1-3 and on main roads was 20 – 30 lux. It was confirmed that a managed solution had been proposed to manage any flooding issues and condition 10 could be strengthened to include delivery of sustainable drainage.

The officer's recommendation, inclusive of the amendment to conditions regarding auto switch off light and sustainable drainage system and an informative on not having the lights on BST hours, was moved, seconded, and when put to a vote, there were six votes in favour and one abstention.

RESOLVED: That the application be approved subject to the addendum, verbal update, amendment to conditions regarding auto switch off light and sustainable drainage system and an informative on not having the lights on BST hours.

137. **WEST LONDON COMPOSTING LTD, HAREFIELD - 12579/APP/2021/2010** (*Agenda Item 7*)

The permanent residency of the land to the North and South of Newyears Green Lane for the continued use of an organic composting facility operation to handle a maximum throughput of up to 75,000 tonnes per annum of organic waste, including retrospective retention of two above ground leachate storage tanks and the installation of three freshwater storage tanks.

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

The Committee noted that the applicant had an odour management plan in place and that there was a sharing of different wastes between authorities. Concerns regarding the narrowness of the lane was raised and it was noted that the speed limit had been recently reduced and access had been limited to certain points.

The Committee requested clarification on the number of 41 vehicle movements indicating that one vehicle would have to remain on site at night. Members were advised that condition 5 could be amended to include 40 vehicle movements rather than 41.

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

RESOLVED: That the application be approved as per officer's recommendation subject to amending condition 5 from 41 to 40 vehicle movements.

The meeting, which commenced at 7.00 pm, closed at 8.08 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Anisha Teji on 01895 277655 or ateji@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.