



HILLINGDON

LONDON

Meeting:	HS2 & Major Applications Planning Committee	
Date:	Tuesday 20th December	Time: 7:00pm
Place:	Civic Centre, Uxbridge	

ADDENDUM SHEET

Item: 6 (HS2)	Location: Railway Sidings, W/O High Road, over Chiltern Main Line, Breakspear Road
<i>Amendments/Additional Information</i>	<i>Officer Comments</i>
<p>3 additional representations have been received; One letter of objection from a local resident and 2 letters of objection from the local Resident's Associations, the comments are summarised below:</p> <p><u>Representations from Ickenham Residents Association (summary)</u></p> <p>We are very concerned about the impact this will have on the residents in Hoylake Crescent and the Greenway as well as those in Ickenham High Rd. There seems to be no mitigation in place against the light and noise pollution. Whilst acknowledging that HS2 have the right to proceed we request that the council put conditions in place to mitigate the situation and also that a close watch is kept on what actually happens.</p> <p><u>Representations from Ruislip Residents Association (summary)</u></p> <p>We would like to ensure the night-time noise issues are mitigated as much as possible for residents in The Greenway, Hoylake Crescent, Ickenham and Ickenham Road, West Ruislip. In particular, the points behind the Greenway where the single-track splits into two will be noisy. Will there be enough sound mitigation around the points? Will there be sufficient sound mitigation during the night from the gantry operations?</p> <p><u>Representation from local resident (summary)</u></p>	<p>The comments are noted. Issues have been addressed in the officer's report.</p>

<p>Extremely concerned about the impact of noise from the overnight working on local residents. HS2 have been poor so far in controlling noise. Since the busiest period of operation will be during the night with cranes, railway points movements, railway engine and wagon movements and onsite vehicles, the idea that there "shouldn't be much noise" is absurd. The existing measures (hoarding and bund) have not proved to be effective in keeping noise down so far. Without significant further noise reduction efforts, plus detailed and independently reviewed plans on how noise (and lighting) will be kept to levels acceptable to local residents, then I would recommend that this application is rejected.</p>	
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Item: 7	Location: The Elms, Harlington
<i>Amendments/Additional Information</i>	<i>Officer Comments</i>
<p>Since publication of the Committee Report, a further letter of objection has been received from John McDonnell MP which sought clarification of committee procedural matters but also raising a query with regard to the restrictive condition proposed across the site.</p> <p>The officer team provided written clarification that the proposed restrictive condition is Condition 28 on page 45 of the committee pack.</p> <p>This information was also shared with the lead petitioner and Cllr Money who also sought similar clarifications.</p>	<p>Reported for completeness.</p>

Item: 8	Location: 1-53 Constabulary Close, West Drayton
<i>Amendments/Additional Information</i>	<i>Officer Comments</i>
<p>A letter of Objection has been received from Cllr Sweeting, which has been requested is shared with the Committee:</p> <p><i>The Planning application before you this evening asks for your approval which would allow a storage area to be converted and used as a studio apartment. It would seem that the conversion has already taken place and the 'flat' has been in use for some time, without the necessary legal permission being obtained, and the probability of no Council Tax being paid.</i></p> <p><i>The petition submitted this evening containing some 48 signatures indicates the depth of local feeling against the regularisation of this storage area as a habitable unit. The reasons are well explained and I would ask the Committee to consider them carefully as the details and evidence provided lists</i></p>	<p>The location of the retrospective residential unit was originally the approved bin/refuse storage area to serve the 40 flats within the development.</p> <p>Under planning application 12768/APP/2018/3191, permission was granted to move this bin store to an external location on-site. At the time, the applicant team had indicated that</p>

<p><i>reasons which need to be fully explored as they contain issues of concern.</i></p> <p><i>My main reasons for supporting residents and asking the Committee to reconsider the Officer Recommendation of Approval rests mainly on the valid points made in the petition and by others.</i></p> <p><i>In addition, I ask the Committee to take into careful consideration that the block of 40 flats in Constabulary Close were built relatively recently, and the area in question was set aside as much needed storage. Taking away this area leaves the other flat owners and tenants with inferior facilities, it will also make parking more difficult and some flat owners will have their visual Amenity compromised.</i></p> <p><i>The area was built as a storage unit only a short time ago and needs to remain as such. I therefore support the petitioners and ask the Committee to refuse the application.</i></p>	<p>this former internal refuse store was an ancillary office, this is noted within the officer report.</p> <p>It was not intended that the internal refuse store would be converted into additional storage facilities for the flats within this development.</p>
<p>Amendment to Condition 1 as follows:</p> <p>The development hereby permitted shall be retained/maintained for as long as the development remains in existence in complete accordance with the details shown on the submitted plans, number AAL-21-248-P02 Rev. A.</p> <p>REASON To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).</p>	<p>Correction.</p>

Item: 10	Location: Northwood and Pinner Cottage Hospital, Pinner Road, Northwood
Amendments/Additional Information	Officer Comments
<p>Remove Drw. No. 17115-05_00-07-200 Rev. P1 (Existing Sitewide Elevations) from Drw. List as this drawing has been superseded by Rev. P3 (which is included).</p> <p>Amend Condition 2 to reflect the above correction.</p>	<p>For correction</p>
<p>The Applicant has circualted an additional letter of representation. A summary of the points raised are listed below: -There reamins a Business Case Approval to deliver the Health Centre; -Works will commence in the next financial year following the Grant of permisison.</p> <p>See Appendix A for a copy of the letter received.</p>	<p>For Information.</p>

Appendix A; Item 10; Northwood and Pinner Cottage Hospital;



Property Services

NHS Property Services
Regents House
Heaton Lane
Stockport
Cheshire
SK4 1BS

Councillor Steve Tuckwell
Conservative Group Office
London Borough of Hillingdon
Civic Centre
High Street
Uxbridge
UB8 1UW
Sent via email to: stuckwell@hillingdon.gov.uk

Thursday 16 December 2022

Dear Councillor Tuckwell,

Application Reference: 23658/APP/2021/1296
Proposals for Northwood and Pinner Cottage Hospital and Northwood Health Centre
Approved at Major Applications Planning Committee on 19 January 2022 subject to the signing of a S106 Agreement

As you will be aware, on Wednesday 19 January 2022 the Council's Major Applications Planning Committee considered and approved the NHS Property Services (NHSPS) and North West London Integrated Care Board (NWL ICB) proposals for the above site.

The application, which was unanimously approved by members, will deliver a state-of-the-art healthcare hub and significantly improved facilities for patients at the existing Northwood Health Centre. The new health centre will be delivered alongside 70 new high-quality homes on a portion of the site no longer required for healthcare uses. The funds generated from this land disposal will directly finance the new health centre and associated service improvements to benefit the community.

On the basis that the application was approved, subject to entering into a Section 106 Agreement (S106) and relevant conditions, we have progressed the detailed design of the plans to RIBA Stage 3. The Stage 3 design has subsequently been reviewed and signed off by NWL ICB and all clinical service providers (including Acre Surgery, Carepoint Practice, Central and North West London NHS Foundation Trust and Health Intelligence Ltd). The sign off process for the design work also formed the basis for the NHS Outline Business Case approval, which was approved by NWL ICB in July 2022 at their Strategic Estates Group, made up of NHS and Council stakeholders.

In addition, initial strip-out works have been carried out inside the locally listed Cottage Hospital to enable the development to move forward as quickly as possible. Occupation agreements have been agreed with all clinical service providers, procurement is underway to identify prospective contractors to complete the refurbishment and orders have been placed with the local power network to secure the power capacity for the new health centre.



Property Services

Since the approval, we have worked closely with officers to conclude the S106 Agreement, which is now close to being finalised within the extension of time which runs to Friday 30 December 2022. Whilst more significant amendments related to affordable housing and highways works were discussed with your officers, both parties resolved not to make these amendments and the only minor amendment relates to the detailed wording on Carbon Offset, as proposed by your officers.

Notwithstanding it being a minor amendment, officers advised that the application should return to committee in any event, to update members on progress, and it will be heard at the meeting of the Major Applications Planning Committee on Tuesday 20 December.

We trust that this letter, combined with your officers' report and positive recommendation, provides the appropriate assurance that nothing has changed from the previous committee report, nor the direction given to members at the meeting in January 2022.

NHSPS has budget allocated to commence works in the next financial year, however this capital will be at risk until the S106 Agreement is signed. We hope we can rely on your continued support to complete the agreement, secure this funding for the works and progress the delivery of these new healthcare facilities and homes.

Your sincerely,



Adrian Powell
NHS Property Services
Development and Planning Director



Richard Ellis
North West London Integrated Care Board
Borough Director

Copy:

- Councillor Henry Higgins, Vice-Chair of the Major Applications Planning Committee
- Mandip Sahota, Strategic and Major Applications Manager