



# HILLINGDON

LONDON

<b>Meeting:</b>	<b>Hillingdon Planning Committee</b>	
<b>Date:</b>	<b>15<sup>th</sup> January 2025</b>	<b>Time: 7:00pm</b>
<b>Venue:</b>	<b>Committee Room 5, Civic Centre</b>	

## ADDENDUM SHEET

<b>Item: 6</b>	<b>Page: 17</b>	<b>Location: 22 Belmont Close, Uxbridge</b>
<b><i>Amendments/Additional Information:</i></b>		<b><i>Officer Comments:</i></b>
1. Amend paragraph 1.9 to the following:  Finally in terms of neighbour amenity, the revised scheme illustrates the neighbouring property at No.24 within its correct position. It is noted that part of the rear of the proposed building is set down to single storey, therefore restricting the potential overshadowing of neighbouring windows. This relationship is considered acceptable by Officers and would not result in an unduly detrimental impact upon neighbouring residential amenity.		1. Officers have noted that the original text may have unintentionally alluded to a reduction in the scale of building in comparison with the previous applications and early revisions of the proposed drawings.
<b>Item: 8</b>	<b>Page: 101</b>	<b>Location: Harrow &amp; Wembley Society of Model Engineers, Roxbourne Park</b>
<b><i>Amendments/Additional Information:</i></b>		<b><i>Officer Comments:</i></b>
1. Amend the time requirements of Conditions 3 (relocating portacabin), 4 (cladding installation) and 5 (cabin removal) to substitute the wording "within 4 months" to "within 6 month".  2. Revise the wording of Condition 4 (cladding installation) to insert the following underlined:  <i>The cladding materials as shown on the hereby approved drawing 03A (Proposed floor plan and elevations) dated 12/11/2024 shall be a feather boarded timber cladded material with a green painted finish.</i>  <i><u>The timber cladded material shall be fire resistant and shall be treated material so that it can achieve a minimum fire rating of Euro Class B or better.</u></i>		1. Discussions have taken place with the applicant post publication of the report regarding the timeframes for implementation associated with conditions 3, 4 and 5. These conditions set out that the proposed portacabin shall be relocated and cladding installed within a timeframe of 4 months (Conditions 3 and 4). A secondary portacabin that is on site is also required to be removed within 4 months (Condition 5). The applicant has provided a reasonable justification for additional time to carry out these works, in so far as the works would be more suited to occur during the summer periods when weather is drier. Drier weather would limit any damage or safety issues with the portacabin's

<p><i>The hereby approved materials shall be installed on the portacabin <u>within 6 months</u> of the date of this decision and shall be maintained as such until the use ceases and the portacabin is removed from the site.</i></p> <p><b>REASON</b>  <i>To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020) and ensure it meets fire safety standards in accordance with Policy D12 of the London Plan 2021.</i></p> <p>3. For clarity on the recommendation, a final round of consultation is underway given the revision to the red-lined site boundary to include the proposed landscaping works surrounding the portacabin and to revise the existing site plan. There are no changes to the proposed works. The consultation period is due to end on Friday 17th January. This has been highlighted within paragraph 1.12 of the committee report. Were permission to be granted by Members, the decision notice would not be issued until the consultation period has expired. Should any additional material planning considerations be raised that have not been addressed, then the item would be referred back to the planning committee. No additional representations have been received to date.</p>	<p>relocation and the secondary portacabin's removal. The additional two months to complete the works is considered reasonable given the site's location, the logistics required to remove and relocate portacabins as well as drier weather and safety grounds. As such the revised timeframe to comply with all three conditions is acceptable.</p> <p>2. With regards Condition 4, it requires that the timber cladding be installed. This condition has been included to improve the aesthetics of the portacabin on the wider area. To address fire safety matters, it is also reasonable to alter the wording of this condition so that it meets the minimum building control requirements for fire safety. The timber cladding should achieve a minimum fire rating of Euro Class B or better. This would ensure that the cladding would be installed in line with the building control standards.</p> <p>3. N/A</p>
<p><b>Item: 12</b> <span style="float: right;"><b>Page: 203</b></span></p>	<p><b>Location: Minet Junior School, Avondale Drive, Hayes</b></p>
<p><b>Amendments/Additional Information:</b></p>	<p><b>Officer Comments:</b></p>
<p>1. Condition 7 (Landscape Scheme) is proposed to secure compliance with the planting plans submitted for approval. It should be clarified that the additional hedge planting proposed towards the front of the school site is proposed as an Ebbing's Silverberry hedge (<i>Elaeagnus x ebbingei</i>). This planting is effective at absorbing pollution due to its evergreen nature and leaf texture which enables it to trap fine dust and particulate matter. As the site is located within the declared Hillingdon Air Quality Management Area and within proximity to both the Ossie Garvin Air Quality Focus Area (to the North) and Hayes Air Quality Focus Area (to the South), this form of planting proposal is especially supported.</p>	<p>1. For clarity.</p>
<p><b>Item: All items</b> <span style="float: right;"><b>Page: N/A</b></span></p>	<p><b>Location: N/A</b></p>
<p><b>Amendments/Additional Information:</b></p>	<p><b>Officer Comments:</b></p>

Please be advised that the National Planning Policy Framework was most recently revised on 12 December 2024. This does not affect Officer assessments and recommendations. Nonetheless, some references may be made to the NPPF 2023 within the committee reports. This should be read as the 2024 equivalent.