



HILLINGDON

LONDON

Meeting:	North Planning Committee	
Date:	8th December 2015	Time: 6:00pm
Place:	Committee Room 5, Civic Centre, Uxbridge	

ADDENDUM SHEET

Item: 5 Pages: 1-20	Location: 82 Ducks Hill Road, Northwood
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
Page 1 - Clarification on documents For the avoidance of doubt, the Transport Assessment referenced within the drawing numbers, is report reference 4486-ITR-TS1.doc, received by the Council on the 10th December 2014. This report was reviewed and considered by the Councils Highways Officer, during their assessment of the application and therefore due consideration has been given to its contents.	For clarity
Page 1 delete '..., parking for ambulances....'	This has been referred to in error.
Page 5 Comment on relevant Planning History point 4. amend to say 'Inadequate parking provision or servicing arrangements.'	This has been referred to in error
Page 14 delete 'spaces for ambulances, which will no doubt be required, or'	This has been referred to in error
Page 15 delete ', parking for ambulances'	This has been referred to in error
Page 2 - Amendment to refusal reason Reason for refusal 2 - parking Remove "ambulance parking, servicing arrangements" from the reason for refusal. Add Policy H10 of the Hillingdon Local Plan: Part Two Saved Policies into the reason for refusal.	This has been referred to in error within the reason for refusal of the application.
Page 7 - Consultations - Internal Consultees Add the following comments from the Access Officer:	

HSN Ltd proposes the construction of three, 4 bedroom flats for adults with profound multiple disabilities. Two lifts are included, along with Lifetime Home Standard features. In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted May 2013. The plans indicate that each bedroom would have an ensuite bathroom, however, they appear not to be designed to a recognised standard. The following access observations are provided: 1. Level access should be achieved. Details of level access to and into the proposed dwelling should be submitted. A fall of 1:60 in the areas local to the principal entrance and rear entrance should be incorporated to prevent rain and surface water ingress. In addition to a levels plan showing internal and external levels, a section drawing of the level access threshold substructure, and water bar to be installed, including any necessary drainage, should be submitted. 2. Further details should be requested on the standards to which the en-suite bathrooms are designed. Conclusion: further should be requested as a prerequisite to any planning approval	
Page 10 paragraph 3 Add the following sentence: The proposed development would not be conveniently located for local shops, services and public transport facilities, however the relevance of this part of the policy to the specific proposal before officers needs to be taken into consideration. In this respect the subtext is indicative that the main thrust of the considerations in the policy relate to care homes for elderly people and it is recognised that not all care facilities would have identical needs. In this case it is not considered that a reason for refusal in respect to H10 (i) could be sustained. It is acknowledged that the application fails to comply with Part (ii) of Policy H10 also, however this has been addressed within the reasons for refusal of the application.	For clarity.
Page 13, paragraph 4	For accuracy

Amend 38 metres to 3.8 metres	
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Item: 6 Page: 21	Location: Holland and Holland Shooting School, Ducks Hill Road
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
Update to paragraph 7.14 'Trees, Landscaping and ecology. Add the following condition. Soil Method Statement: Prior to the commencement of development, a method statement for soil handling and storage, including landscaping plans and cross sections showing how and where the material will be deposited, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall only be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. REASON To ensure the development promotes sustainable management of the soil within the site and ensure the scheme does not have a detrimental impact on the openness, character and appearance of the Green Belt, and to accord with Policies OL2 and BE38 of the Hillingdon Local Plan Part 2	The method statement has been reviewed by the Councils Landscape Officer Whilst a method statement has been received, which describes how the excavated soil will be distributed within the site, it is considered that further information is required to describe where the soil will be stored, provide more detail of the route to move the soil and be more specific as to how the process will comply with the DEFRA 'Code of Practice'.

Item: 7 Page: 43	Location: 48 Harlyn Drive
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
A 25 signatory petition in support of the application has been received, the ground of support are indicated to be that the proposal will provide an eco-friendly home with adequate space for the applicants growing family.	The petition in support is noted. However, it is not considered that the grounds of support stated outweigh the material harm identified within the officer report to committee.
p.7 External Consultees - replace 'The Northwood Residents Association' with 'The Northwood Hills Residents Association'.	For accuracy.