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| <b>Meeting:</b> | <b>Hillingdon Planning Committee</b>  |                     |
| <b>Date:</b>    | <b>4<sup>th</sup> June 2026</b>       | <b>Time: 7:00pm</b> |
| <b>Venue:</b>   | <b>Committee Room 5, Civic Centre</b> |                     |

## ADDENDUM SHEET

| <b>Item: 10</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Location: Technology House</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| <b><i>Amendments/Additional Information:</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b><i>Officer Comments:</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>A Transport Statement Addendum (TSA) has been received that provides additional information on the proposed pedestrian access.</p> <p>The TSA proposes an updated pedestrian route which cuts across the petrol station forecourt and shop. Notably there is no dedicated pedestrian footway between High Street and the application site. After accessing the site from High Street, pedestrians would need to walk onto a parking area in front of the Amazon lockers (located to the side of the shop) and then make their way across the shopfront and towards the site whilst negotiating the conflicting movements of cars and customers of the petrol station.</p> <p>The email trail at Appendix A of the TSA (page 20) also includes recent email correspondence from CBRE (the petrol station landowners) who state that Shell raised potential safety issues regarding the proposed pedestrian walkway. The TSA (page 30) also confirms Shell raising potential safety issues from pedestrian rights of access across the petrol station and state the following- 'While pedestrian access is within your rights, Shell strongly discourages it due to the high level of vehicle activity on the forecourt, which presents significant safety concerns'.</p> <p>Paragraph 2.2.2 of the TSA suggests that agreement has been reached with Shell. However, the email trail at Appendix A does not evidence agreement and appears to suggest that Shell also raise highway safety concerns and are not</p> | <p>The additional information has been submitted late in the process, following the LPA informing the agent of the significant highway safety concerns.</p> <p>Whilst the email trails included in Appendices A and D indicate discussions with Shell regarding the pedestrian footway and an informal agreement by Tesco to secure 30 off-site car parking spaces, there is no evidence of any legal agreement or easement between the applicant and these third parties to secure these provisions in perpetuity.</p> <p>Furthermore, the informal agreement by Tesco can be withdrawn at any time and therefore mitigation in</p> |

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| <p>supportive of pedestrian access through the petrol station to the application site.</p> <p>The email trail at Appendix D of the TSA (page 49) indicates that as of 20 March 2025 the Tesco Store Manager was 'happy to support The Hillingdon Foodbank and will grant you permission to use up to 30 additional spaces in the Car Park on a Sunday morning'. More recent email correspondence (page 47) confirms Tesco's position as of 24 April 2026 - 'we would need to continually review and may need to change this in the future if it has a detrimental effect on our residents and customers'.</p> <p>Despite the timing of the submission of the revised TSA the Local Highway Authority has reviewed the submission and sustains its highway objection. The LPA do not consider that TSA satisfactorily resolves the Highway safety reason for refusal.</p> | <p>terms of car parking provision would fall away.</p>                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>Updated floor plans have been received at a late stage and communication from the agent that the nursery will stay at the existing building when the church moves. The ground floor rooms previously marked as studio and teaching rooms have been relabelled on the updated floorplans as office and youth church/counselling advice.</p> <p>The updated floor plans were submitted in response to the flood risk reason for refusal following the publication of the committee report. At Paragraph 2.4 of the submitted planning statement the agent confirms 'the proposal involves retaining about 488m2 of Class E floorspace for offices and <u>nursery space</u> and 266m2 of Class B8 storage and distribution for the Hillingdon Foodbank' (underline added).</p>                                                                                           | <p>In the LPAs view, the amended floor plan and additional information represents a material change to the application submission. Whilst the updated uses would fall under the flood risk vulnerability of 'less vulnerable', the FRA does not follow the EA's standing advice, which is required for developments within Flood Zone 2, including change of use.</p> <p>The additional information is not considered to resolve reason for refusal 2.</p> |

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| <b>Item: 12</b>                                  | <b>Location: Hayes Park West</b> |
| <b><i>Amendments/Additional Information:</i></b> | <b><i>Officer Comments:</i></b>  |

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| <p>Addition of the following condition for a Public Art Strategy:</p> <p><i>Notwithstanding the approved plans, prior to commencement of superstructure works for the development hereby permitted, a Public Art Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall ensure the provision of high-quality public art that responds to the site's unique modernist architectural heritage and parkland setting. The submission shall include:</i></p> <p><i>a) Details of the artist brief and the process for selecting and commissioning the artwork.</i></p> <p><i>b) An explanation of how the proposed art responds to the site's history, the legacy of architect Gordon Bunshaft, or the surrounding landscape.</i></p> <p><i>c) Plans demonstrating how the proposed artwork integrates with the proposal without causing visual clutter.</i></p> <p><i>d) A timeline for the installation of the artwork (to be completed prior to the first occupation) and a schedule outlining long-term maintenance responsibilities.</i></p> <p><i>Thereafter the development shall be constructed in accordance with the approved details prior to occupation and shall be retained as such.</i></p> <p><b>REASON</b></p> <p><i>To ensure the delivery of high-quality, site-specific public art that enhances the design, reinforces local distinctiveness, and responds appropriately to the setting and significance of the adjacent listed buildings and parkland context, without causing visual harm, in accordance with Policy HE1 of Hillingdon's Local Plan: Part 1 (2012), Policies DMHB 1, DMHB 2 and DMHB 11 of the Hillingdon Local Plan: Part 2 (2020) and Policy HC1 of the London Plan (2021).</i></p> | <p>For completeness and as requested by the Council's Conservation and Urban Design Officer.</p>                                                                                                               |
| <p>Remove S106 HoT ix:</p> <p><del>ix. Residential Parking Permit Restrictions: Residential and Visitor Parking Permits restriction (excluding Blue Badge holders).</del></p> <p>S106 HoT x. re-numbered to ix.</p> <p><del>x. ix. Project Management and Monitoring Fee: A Project Management and Monitoring Fee, equalling 5% of the total financial contributions to be paid under this agreement.</del></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>Correction.</p> <p>A residential parking permit restriction has not been requested by the Highways Authority.</p> <p>There is also no residential car parking management zone near the site which would</p> |

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | apply in this instance. As such, the S106 HoT does not meet the tests and cannot be secured.                                                                                                                                                                                                                                      |
| <p>Rename S106 HoT v. to:</p> <p>v. <del>Healthy Streets, Active Travel Zone and Air Quality Mitigation</del> Contribution: Financial contribution equal to £243,101.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>As requested by the Planning Obligations Team to make spending responsibilities clear.</p> <p>For clarity, it should be noted that this amendment does not mean that the money cannot be used for healthy streets and active travel zone improvement works where these are forecast to result in air quality improvements.</p> |
| <p>Amend Condition 3 as follows:</p> <p><i>The development hereby permitted shall not be occupied until <del>the following</del> it has been completed in accordance with the specified supporting plans and/or documents:</i></p> <p>...</p> <p><i>Biodiversity Net Gain Assessment prepared by Greenpage and dated <del>September</del> <u>November</u> 2025</i></p> <p>...</p> <p><i>Domestic Heating Review <u>Rev. P02</u> prepared by Hoare Lea and dated <del>February</del> <u>March</u> 2026</i></p> <p>...</p> <p><i><u>Noise Assessment prepared by NRG Consulting and dated November 2025</u></i></p> <p>...</p> | Correction.                                                                                                                                                                                                                                                                                                                       |

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| <b>Item: 13</b>                           | <b>Location: Land at Austin Road</b> |
| <b>Amendments/Additional Information:</b> | <b>Officer Comments:</b>             |

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| <p>Consultation comments have been received from the Building Safety Regulator (BSR) who have advised that following a review of the information provided in the planning application, the BSR is content with the fire safety design as set out in the project description, to the extent it affects land use planning considerations.</p> | <p>The comments received from the Building Safety Regulator (BSR) are noted and no further actions are required.</p> |
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| Item: 14                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Location: Haydon School                                                                                                      |
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| <b><i>Amendments/Additional Information:</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b><i>Officer Comments:</i></b>                                                                                              |
| <p>An amended site section has been received, with the accurate floodlight column height of 13m (not 15m as previously indicated). This was an inconsistency from the other plans and the height of the floodlight column would be lower than what was initially indicated on the site section (2m lower). Therefore, a further period of consultation was not required.</p> <p>Condition 2 (Approved Plans) is therefore amended as follows:<br/> <i>The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:</i></p> <p>02 Rev. 02 (Site Location Plan)<br/> 03 (Proposed Site Plan)<br/> 04 (Proposed AGP Plan)<br/> 05 (Proposed Elevation)<br/> 06 (Floodlighting Scheme)</p> | <p>The wording of Condition 2 (Approved Plans) is amended so that Drawing No. 11 is replaced with Drawing No. 11 Rev 01.</p> |

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| <p>07 (Proposed AGP Drainage Layout)<br/> 08 (Proposed AGP Drainage Strategy)<br/> 09 (Playing Field Layout)<br/> 10 (Infill Containment Measures)<br/> 11 <b>Rev 01</b> (Site Sections)<br/> 12 (Pitch Sections)<br/> 13 (Pitch Levels)<br/> 14 (Indicative Groundworks Plan)</p> <p><b>REASON</b><br/> <i>To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).</i></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>There have been 22 additional comments received (14 in support and 8 in objection). Concerns relate to residential amenity, lighting, traffic and parking, drainage, ecology and visual impact, which are assessed within the relevant sections of the report. Further concerns regarding ground stability and subsidence have been raised. This is addressed in Officer's comments.</p>                                                                      | <p>In terms of land stability and historic subsidence, no evidence has been submitted to demonstrate that the site is unstable or that the proposal would result in subsidence.</p> <p>Furthermore, no land stability issues have been identified through the assessment of the application. Moreover, paragraph 197 of the NPPF confirms that, in terms of land stability, responsibility for securing a safe development rests with the developer and/or landowner. The additional comments received do not alter the officer recommendation.</p> |