

MEETING MINUTES

FORMER VICTORIA PUB, 32 NORTH HYDE ROAD & GARAGES OFF SANDOW CRECENT, HAYES, UB3 4QH

3 FEBRUARY 2023

Attendees (by conference call)

Mandip Malhotra	Hillingdon Council – Major Applications Team Leader
Richard Phillips	Hillingdon Council – Planning Officer
Rajvinder Jagdev	North Hyde Investments Limited (owner of former Victoria Pub)
Phil Curwen	FJC Developments Limited (owner of garages off Sandow Crescent)
Neil Crawford	Create Architects
Nick Sutton	Maven Plan (Planning Consultant)

Meeting Minutes

Drainage

- Comments are due to be issued by the Council's external consultant by 7 Feb 2023. These are often very detailed and may require some amendments to the drainage strategy.

Highways

- In reference to the highway comments issued on the 31 January 2023, the applicant will:
 - Remove the pedestrian access point along the lefthand boundary onto North Hyde Road, create a central access point into the stair core, and create two separate access points into the ground floor flats.
 - Reposition the secure gate further back into the site to allow a service vehicle and car (or two cars) to stand while the gate opens. Notate the drawings to say there will be a trade button for deliveries and refuse collection etc;
 - Increase the amount of cycle parking to address the highway comments.

Front Elevation

- Further work required to front balcony (mesh or similar as per the examples Mandip showed) – or by better demonstrating the proposed solution won't lead to people installing other barriers to create privacy;
- Change access points so each ground floor unit has a front door and there is a central access to the main stair core;
- Increase/improve front boundary treatment to ensure residents of the ground floor flats don't try and install their own privacy screens;
- Mandip accepted that the front righthand unit may end up without private amenity space;
- Mandip suggested a bay study to demonstrate how the ground and upper-level balconies will appear.

Plan Amendments

- Applicant to issue amended plans showing that all the internal room dimensions comply;
- Same in respect of disabled units (to address the disabled access officer comments).

Sunlight/Daylight

- Richard questioned whether the comments issued in early November had been addressed (NS had forwarded rebuttal comments on the 3 Nov and resent them on 3 Feb 2023).

Viability

- The applicant's original position was zero affordable;
- AY have now concluded their appraisal at 15% affordable (6 units, split 70/30);
- Mandip advised this will be one of the lowest they have reported to Committee and they are unlikely to agree to anything less;
- We discussed if any housing associations would want such a small number of units. Mandip advised we would need to approach all HA's (via the Council's housing team) to demonstrate none were interested before they would consider a commuted sum payment. In instances where this has occurred applicants have tended to do this after permission has been granted and apply for a Deed of Variation to the legal agreement;
- We discussed the possibility of the 4 ground floor units in the front block being the social/affordable rented units (as there are some larger family units) with 1 or 2 of the ground floor units in the rear block being shared ownership;
- It was agreed Richard would liaise with Avison Young to confirm the habitable rooms required (as they have only mentioned 6 units rather than habitable rooms);
- The plans will then need to be amended to show which units are allocated as social/affordable rent and shared ownership;
- Mandip advised that Committee have only once in 5 years deferred a scheme to try and negotiate more affordable housing as they generally accept the external consultant's position.

Committee

- Richard will need to complete his report by the 6 March to meet the 29 March Committee;
- The applicant will aim to get all amended information back to Hillingdon in w/c 13 February.