

DELEGATED DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select Option

1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received ☐
2. Application complies with all relevant planning policies and is acceptable on planning grounds ☐
3. There is no Committee resolution for the enforcement action ☐
4. There is no effect on listed buildings or their settings ☐
5. The site is not in the Green Belt (but see 11 below) ☐

REFUSAL RECOMMENDED: GENERAL

6. Application is contrary to relevant planning policies/standards ☐
7. No petition of 20 or more signatures has been received ☐
8. Application has not been supported independently by a person/s ☐
9. The site is not in Green Belt (but see 11 below) ☐

RESIDENTIAL DEVELOPMENT

10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha ☐
11. Householder application in the Green Belt ☐

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses ☐
13. Refusal of change of use from retail class A1 to any other use ☐
14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use. ☐

CERTIFICATE OF LAWFULNESS

15. Certificate of Lawfulness (for proposed use or Development) ☐
16. Certificate of Lawfulness (for existing use or Development) ☐
17. Certificate of Appropriate Alternative Development ☐

CERTIFICATE OF LAWFULNESS

18. ADVERTISEMENT CONSENT (excluding Hoardings) ☐
19. PRIOR APPROVAL APPLICATION ☐
20. OUT-OF-BOROUGH OBSERVATIONS ☐
21. CIRCULAR 18/84 APPLICATION ☐
22. CORPSEWOOD COVENANT APPLICATION ☐
23. APPROVAL OF DETAILS ☐
24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval ☐
25. WORKS TO TREES ☐
26. OTHER (please specify) ☐

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No. **Report of the Head of Planning, Sport and Green Spaces**

Address UNIT 3 MILLINGTON ROAD HAYES

Development: Non material amendment to application 32157/APP/2011/872 (Mixed use development comprising 7,310 sqm (gea) industrial/warehousing unit (Use Classes B1c, B2, B8); 7998 sqm (gea) retail store (Use Class A1) and petrol filling station, together with associated car parking, landscaping and alterations to adjacent highway) to allow for the installation of a Click and Collect facility

LBH Ref Nos: **32157/APP/2015/1839**

Drawing Nos: 13-216 PL_05
 Letter dated 19/5/2015
 13-216 PL_01 Location Plan
 13-216 PL_03
 13-216 PL_02
 13-216 PL_04
 13-216 PL_06 Proposed C and C Pod Details

Date Plans received : 21/05/2015

Date(s) of Amendment(s):

Date Application Valid: 21/05/2015

1. DETAILS

This application seeks a Non-Material Amendment (under S96A) to the Secretary of State's Appeal Decision APP/R5510/A/12/2174884 dated 5/11/2012. The amendments and officer comments are set out below:

This Non-Material Amendment applications seeks to amend the approved plans in order to accommodate a Click and Collect facility within the undercroft parking area of the approved ASDA store. Click and Collect enables customers to order food and other products via the internet and collect at the store at their convenience.

In order to incorporate the Click and Collect facility at this store, the proposal would result in the loss of 14 no. customer parking spaces and 2 no. motorcycle parking spaces.

The Click and Collect facility will have no impact upon the external appearance of the building as it will be located within the car park undercroft. No objections are therefore raised in terms of visual impact.

In terms of the loss of 14 parking spaces, it is noted that the approved proposal has 419 car parking spaces for the store and 65 for the industrial/warehouse. This was reduced to 414 customer spaces with the loss of 5 no. spaces to accommodate the means of escape staircase to the rear.(NMA Non-Material Amendment application - Ref. 32157/APP/2014/305).

It is noted that the Greater London Authority and Transport for London initially raised objection that the level of parking provision for the retail store was too high and should be reduced. However, additional information was provided by the applicant which adequately demonstrated the need for this level of car parking.

London Plan 2015 parking standards for retail food stores over 2,500 m2 in area is in the range of one space per 18 - 25 m2.

The approved parking ratio for customer parking is - one space per 19.09 m2

The parking ratio as a result of the previous NMA is - one space per 19.328 m2

The parking ratio as a result of this proposal is - one space per 19.995 m2.

The proposed parking ratio remains within the upper range of the London Plan standards for a food store with a PTAL of 2 - 4.

To put the parking reduction into context, the loss of 14 spaces represents a 3.3% reduction on the approved parking provision, which is considered de minimus.

It is not considered that the loss of 14 car parking spaces would have any material impact on parking demand or lead to an adverse impact on on-street parking, which is largely controlled.

It is considered that the above modifications to the approved scheme are non material amendments and it recommended that they be approved.

2. RECOMMENDATION

APPROVAL

INFORMATIVES

1

You are advised that the decision on this non-material amendment sits and must be read alongside the Secretary of State's Appeal Decision APP/R5510/A/12/2174884 dated 15/11/2012.

Notwithstanding the non-material amendment hereby approved, the conditions relating to the Secretary of State's Appeal Decision APP/R5510/A/12/2174884 dated 15/11/2012 must be discharged/adhered to as per that permission.

3. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

- | | |
|--------|--|
| PT1.18 | To maintain, enhance and promote town centres as the principle centres for shopping, employment and community and cultural activities in the Borough. |
| PT1.19 | To maintain a hierarchy of shopping centres which maximises accessibility to shops and to encourage retail development in existing centres or local parades which is appropriate to their scale and function and not likely to harm the viability and vitality of Town or Local Centres. |
| PT1.23 | To encourage industry and warehousing to located within existing Industrial and Business Areas and offices and other business uses, shops and public buildings employing or attracting large numbers of people to located within Town Centres or other areas identified for such purposes. |
| PT1.24 | To reserve designated Industrial and Business Areas as the preferred locations for industry and warehousing. |

- PT1.26 To encourage economic and urban regeneration in the Hayes/West Drayton Corridor, designated Industrial and Business Areas (IBA's) and other appropriate locations.
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE18 Design considerations - pedestrian security and safety
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE25 Modernisation and improvement of industrial and business areas
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE11 Development involving hazardous substances and contaminated land - requirement for ameliorative measures
- OE12 Energy conservation and new development
- OE5 Siting of noise-sensitive developments
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- LE2 Development in designated Industrial and Business Areas
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

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