

Committee Report Changes; Pre Determination

Application Reference	43562/APP/2016/3401
Site Address	1 Union Business Park, Florence Way, Uxbridge
Date of Planning Committee Meeting	1/2/17 (Major Applications Planning Committee)
Changes to Decision Notice/S106 post Planning committee	Reason for change
In Condition 9, between 'hereby permitted' and ', details of the arrangements', insert 'by any B1(c) or B2 Uses' so as to read:- Prior to the occupation of the development hereby permitted by any B1(c) or B2 Uses, details of the arrangements of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. Surface Water Drainage should be carried out in accordance with the approved details. REASON In the interests of protection of the water quality of the Grand Union Canal in accordance with Policy BE32 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 5.13 of the London Plan (March 2016).	The building is currently vacant and the application was submitted in order to secure a more flexible planning permission to extend potential uses to include Use Classes B1(c) and B2 as opposed to the authorised B8 use, in accordance with the site's IBA designation and carry out other minor work. The condition was recommended by the Canals and Rivers Trust and it is understood that C&RT's primary concern was the potential for B1c and B2 type uses generating pollutants that might eventually be discharged into the canal via the surface water drainage system. The applicant argues that the changes to the drainage system could be substantial and these could be onerous if the use class was not changing. C&RT have confirmed that they are agreeable to the wording change.
Head of Planning and Enforcement	Case Officer
James Rodger	Richard Phillips
<i>James Rodger 5/6/17</i>	<i>R. Phillips 5/6/17.</i>