

**Planning Services
London Borough of Hillingdon
3 North, Civic Centre
High Street
Uxbridge
UB8 1UW**

Our reference: JC.5102
Date: 2nd October 2020

Dear Sir / Madam,

APPLICATION FOR A MINOR MATERIAL AMENDMENT AT PACKET BOAT MARINA, PACKET BOAT LANE, COWLEY

This letter has been prepared by CSJ Planning Consultants on behalf of Aquavista Watersides Ltd¹, the marina operator and applicant. It supports an application under S73 of the Town and Country Planning Act 1990 seeking to make a Minor Material Amendment (MMA) to planning permission ref. 53216/APP/2018/4179.

The proposed amendments relate predominantly to the car park area to the north west of the marina, which was due to be reconfigured, resurfaced and landscaped as part of the wider development. Unfortunately, due to the impact of Covid 19 on the marina industry (and the leisure sector as a whole), it will no longer be possible to secure funding for certain 'non-essential' works, at least not in the short term. Certain changes are therefore proposed to the car park layout, extent of tarmac surfacing and lighting. It is also proposed to reconfigure the arrangement and design of the cycle and bin stores to make better use of available space.

The following information is provided with the application:

- Application Form
- Planning Statement by CSJ Planning (this letter)
- P267-PB-04F Car Park Proposed Layout
- P267-PB-05E Proposed Mooring Plan
- P267-PB-06E Landscaping Plan
- P267-PB-10A Storage Box
- TBSC_BWML_PBO_56AMZ+BIN_MS_01 Bin & Bike Store

APPLICATION REF. 53216/APP/2018/4179

Application ref. 53216/APP/2018/4179 was approved subject to conditions on 21st November 2020. The description of development is as follows:

Change of use of 25 existing moorings from leisure to residential use, with associated works

¹ Formerly known as British Waterways Marinas Limited

Condition 2 attached to the planning permission lists the approved plans, namely:

- P267-PB-01 Rev. B Site Location Plan
- P267-PAC-02 Rev. G Existing Site Plan
- P267-PB-04 Rev. B Car Park Proposed Layout
- P267-PB-05 Rev. C Proposed Mooring Plan
- P267-PB-06 Rev. B Landscaping Plan
- P267-PB-07 Chelsea 10 Cycle Shelter
- P267-PB-09 Chelsea 18 Cycle Shelter
- P267-PB-10 Bin Enclosures and Storage Box
- 001 Rev. D Site Plan
- 002 Rev. B Jetty Sections
- 003 Rev. B Jetty Details

The drawings above in red text are to be superseded by the plans submitted with this S73 application. The others will be unaffected and remain relevant.

PROPOSED AMENDMENTS

Car Park

The proposed design originally submitted with the 'host' application 53216/APP/2018/4179 did not include any changes to the western portion of the car park. An extract from the initial site plan (drawing ref. P267-PAC-031) is included at Figure 1 for reference.



Figure 1: Extract from initial site plan ref. P267-PAC-031

Part-way through the application process, the applicant unilaterally submitted supplementary drawings which included changes to the western portion of the car park – the purpose being to improve and update the facilities at the marina. These elements included resurfacing with tarmac, reconfiguring the parking bays, cosmetic landscaping, new lighting bollards, electric charging points and disabled parking bays. It should be noted that the improvements were not policy requirements and were not prompted by the LPA. They are included on the approved site plan ref. P267-PB-04 Rev. B (see Figure 2).



Figure 2: Extract from approved site plan ref. P267-PB-04B

Unfortunately, the economic impact of the Covid 19 pandemic on the leisure sector has been significant and this has affected the marina operator's ability to fund some of the proposed upgrades. As a result, some of the non-essential improvements will unfortunately have to be omitted.

The parking bays in the western portion of the car park will no longer be reconfigured and the extent of new tarmac will be reduced to cover only the most damaged section of the internal roadway. The existing landscaping will also remain in this area.

It should be noted that no objections were raised to the initial car park proposals shown on P267-PA-03I, which kept the existing arrangement in this area. Although a little worn, it remains entirely fit for purpose and will be repaired and refreshed where necessary.

The new electric charging points and disabled car parking bays will still be provided, along with new planting as identified on the submitted plans. Importantly, there will also be no change to the approved parking spaces and allocations in the eastern portion of the car park.

Cycle and Bin Store

4 x Chelsea style cycle stores were approved along with a separate bin store. It is now proposed to construct a single structure in the same location which will provide all necessary bike spaces (56 - as approved) and waste & recycling facilities (capacity for 11 Euro bins - as approved). The new arrangement is shown on drawing ref. TBSC_BWML_PBO_56AMZ+BIN_MS_01.

The combined shelter takes up a smaller area than the approved individual shelters, making better use of the available land. The external finish of light grey decking boards is considered to be appropriate to the surroundings and complementary to other buildings on site. The shelter will also provide better security and protection from the weather than the approved Chelsea style cycle stores.

Other Changes

In addition to the above, it is proposed to omit the approved lighting columns from the scheme. The existing lighting bollards will be repaired or replaced like-for-like if required. Again, they are entirely fit for purpose.

It is also proposed to omit one of the storage containers which was to be provided adjacent to the facilities building. The other approved storage container will be provided in a slightly different position. This change will have no impact on policy compliance.

CHANGES TO CONDITIONS

Condition 2 – List of Approved Plans

As set out on p2 of this letter, the wording of condition 2 will need to be altered to reflect the new suite of drawings provided with this application.

Condition 3 – Works Prior to Occupation

Clarity is sought on the wording of Condition 3 attached to 53216/APP/2018/4179, which states:

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting documents:

JC.5102 Planning Supporting Statement (May 2019);

734338-1 Rev. 1 Desk Study and Preliminary Risk Assessment;

734338-2 (01) Interpretive Report on Ground Investigation (Dated July 2019);

QMF 09.20 Issue 4 Transport Statement (May 2019);

3058/FRA/Final/v3.2/2018-11-21 Flood Risk Assessment Final Report v3.2

(November 2018);

Ecological Enhancement Scheme (January 2018); and

Landscape Management and Maintenance Plan.

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

The condition requires that certain works be completed before occupation, but the works aren't specified. It is requested that an updated version of condition 3 be included on the MMA decision notice for clarity.

Condition 8 – Lighting

Condition 8 attached to 53216/APP/2018/4179 states:

Prior to commencement of the relevant part of the works, details of the proposed lighting columns and directional signage shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

As explained above, the drawings submitted with this S73 application do not show new lighting columns – these have been omitted from the scheme. Existing lighting bollards will be repaired and reused, or replaced like-for-like. As such, the lighting element of Condition 8 can be removed.

Condition 13

Condition 13 attached to 53216/APP/2018/4179 states:

The turning areas identified on drawing reference 'P267-PB-05 Rev. C ' hereby approved shall remain clear and unobstructed at all times to ensure the free flow and movement of boats within the marina.

The drawing referenced in Condition 13 is to be superseded by the updated revision submitted with this application (P267-PB-05E). The turning areas mentioned will remain unchanged, but the wording of the condition should be amended for clarity.

Other Conditions

The proposed changes may have a 'knock-on' impact on the content of other conditions attached to the host planning permission (ref. 53216/APP/2018/4179). Liaison with the Case Officer during the course of the application would be welcomed to agree on updated wording if this is required.

CONCLUSION

Overall, the proposed changes are considered to be minor in nature and impact. They do not compromise the suitability of the scheme in terms of design or policy compliance (car parking, cycle parking and bin storage). They represent Minor Material Amendments to the approved design and are therefore suitable for determination under S73 of the Town and Country Planning Act 1990.

If you have any queries or require any further information, please let me know.

Yours sincerely,



John Cocking BSc (Hons), MRTPI

Principal Planner

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