



HILLINGDON

LONDON

Meeting:	Hillingdon Planning Committee	
Date:	11th June 2025	Time: 7:00pm
Venue:	Committee Room 5, Civic Centre	

ADDENDUM SHEET

Item: 7	Location: The Orchard Inn
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
1. The committee report noted a petition in objection to the proposal with 1,398 individual signatures. Since the publication of the committee report, the number of signatures has since increased to 1,751 – an additional 353 signatories.	Noted.
2. The Council's flood risk and drainage consultant has reviewed additional information submitted by the Applicant. The flood risk and drainage consultant no longer object to the proposal, subject to two planning conditions, to which the applicant has agreed.	The applicant has submitted sufficient information to address refusal reason 7 (Flood Risk/Drainage). In the event of an approval the specified conditions would be included in the recommendation. Therefore, this refusal reason is removed from the recommendation.
3. The Applicant submitted a Marketing Report (reference TR/24-00556) on 10 June 2025.	Given the lateness of this submission of additional information (received one day prior to the Planning Committee meeting), Officers do not accept the report as forming part of the Planning Application submission, as there is insufficient time to assess the information. It is noted that the Applicant was previously advised that amendments / substantial new information would not be accepted at a late stage in the planning application process. Members are advised to note that if the committee resolves to refuse the application and the Applicant subsequently appeals the decision, it will be up to the Planning Inspector to decide whether they consider this additional document or not. The Local Planning Authority and third parties would have the opportunity to comment on the document at the appeal stage if the document is

	accepted by the Planning Inspectorate as part of the appeal process. Notwithstanding, it is noted the Applicant's accompanying email states that '<i>...based on a full 12 months of data [my emphasis], clearly shows that there is no interest in the site from public house operators.</i>' In contrast, Paragraph 7.7.7 of the London Plan (2021) states '<i>To demonstrate authoritative marketing evidence that there is no realistic prospect of a building being used as a pub in the foreseeable future, boroughs should require proof that all reasonable measures have been taken to market the pub to other potential operators. <u>The pub should have been marketed as a pub for at least 24 months</u> [my emphasis] at an agreed price following an independent valuation, and in a condition that allows the property to continue functioning as a pub. The business should have been offered for sale locally and London-wide in appropriate publications and through relevant specialised agents.</i>' Accordingly, whilst the Applicant's report has not been assessed in detail (as explained), it would appear that the report does not address the London Plan requirement quoted above in any event. For the avoidance of doubt, refusal reasons 3 (loss of public house) is retained as part of Officers' recommendation.
Item: 8	Location: 42 The Larches
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
N/A	N/A
Item: 9	Location: 14-18 Field Heath Road & 2 Field Heath Avenue
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
1. Amend Condition 2 (Approved Plans) references SDU-104 201 J to SDU-104 201 K .	Updated Landscape Strategy, incorporating the agreed final changes to trees (including the retention of the Cat A tree).
2. Amend Condition 2 (Approved Plans) to remove Demolition Plan SDU-104 EX-PL 002.	Revisions were sought and agreed to retain the Cat A tree, which is not reflected on the demolition plan. It is considered acceptable to remove the demolition plan from the approved documents, which has been included for

	information only.
3. Amend Condition 3 (General Compliance) to remove reference to Drainage Strategy P15969-GOO-XX-XX-RP-C-500.	Document was replaced by Drainage P15969-GOO-XX-XX-RP-C-0502 P03 which is also listed.
4. Amend Condition 11 (UFG) figure from <i>at least 0.36, as shown on Drawing No 9155 P02.</i> to: <i>at least 0.35, as shown on Drawing No 9155 P02.</i>	Corrected figure to accord with submitted documents.
5. Add Informative: Please note that the pre-commencement conditions attached to this permission must be discharged before commencing any works associated with the 81-room care home development. This is to ensure compliance with the approved plans and conditions.	

