



## HILLINGDON

LONDON

<b>Meeting:</b>	<b>Hillingdon Planning Committee</b>	
<b>Date:</b>	<b>9<sup>th</sup> April 2025</b>	<b>Time: 7:00pm</b>
<b>Venue:</b>	<b>Committee Room 5, Civic Centre</b>	

### ADDENDUM SHEET

<b>Item: 6</b>	<b>Location: 18 &amp; 20 Wilmar Close, Hayes</b>
<b>Amendments/Additional Information:</b>	<b>Officer Comments:</b>
N/A	N/A
<b>Item: 7</b>	<b>Location: 44 Frays Avenue, West Drayton</b>
<b>Amendments/Additional Information:</b>	<b>Officer Comments:</b>
To amend the landscaping condition (4) to include Biodiversity Net Gain (BNG) details (see 1.d below):  4) Notwithstanding any of the approved plans, no development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -  1. Details of Soft Landscaping 1.a Planting plans (at not less than a scale of 1:100), 1.b Written specification of planting and cultivation works to be undertaken, 1.c Schedule of plants giving species (including pollution absorbing plants), plant sizes, and proposed numbers/densities where appropriate 1.d Details of biodiversity enhancements to achieve a 10% Biodiversity Net Gain in conjunction with Condition 14  2. Details of Hard Landscaping 2.a Refuse Storage 2.b Accessible Cycle Storage for 2no bicycles 2.c Means of enclosure/boundary treatments 2.d Car Parking Layout including one active electric vehicle charging point and one passive electric vehicle charging point 2.e Hard Surfacing Materials 2.f External Lighting  3. Details of Landscape Maintenance 3.a Landscape Maintenance Schedule for a minimum period of 5 years.	An amendment to condition 4 is required as a Unilateral Undertaking to secure the self-build exemption as detailed in Paragraphs 1.6, 1.7, 7.35 and 7.36 of the committee report is no longer required.

<p>3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.</p> <p><b>4. Schedule for Implementation</b></p> <p>Thereafter the development shall be carried out and maintained in full accordance with the approved details.</p> <p><b>REASON</b></p> <p>To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020).</p>	
<p>To include a new condition (14) to secure Biodiversity Net Gain (BNG):</p> <p>14) No development shall take place on any part of the site until a written 30 year Habitat Management Plan (HMP) for the site has been submitted to and approved in writing by the Local Planning Authority. The approved HMP shall be strictly adhered to and development commenced and operated in accordance with it. The HMP should, as a minimum, include;</p> <ul style="list-style-type: none"> <li>a) Description and evaluation of the features to be managed;</li> <li>b) Aims, objectives and targets for management</li> <li>c) Description of the management operations necessary to achieving aims and objectives;</li> <li>d) Prescriptions for management actions;</li> <li>e) Preparation of a works schedule, including annual works schedule;</li> <li>f) Details of the monitoring needed to measure the effectiveness of management;</li> <li>g) Details of the timetable for each element of the monitoring programme; and</li> <li>h) Details of the persons responsible for the implementation and monitoring;</li> <li>i) Reporting to the Council routinely as to the state of the Biodiversity Net Gain requirements of the development on years 1 (post completion), 3, 5, 10, 20 and 30, with biodiversity reconciliation calculations at each stage.</li> </ul> <p><b>REASON</b></p> <p>To ensure the development delivers a biodiversity net gain within the borough and secures the protection and effective management of the remaining habitat on site in accordance with Policy EM7 of the Hillingdon Local Plan: Part 1, Policies DMEI 7 and DMHB 14 of the Hillingdon Local Plan: Part Two (2020), Policy G6 of the London Plan (2021) and Schedule 7A of the Town and Country Planning Act 1990 and the Environment Act 2021.</p>	<p>The condition has been included to ensure the BNG requirement is satisfied in conjunction with the updated landscaping condition.</p>

<b>Item: 8</b>	<b>Location: 10 Frays Avenue, West Drayton</b>
<b>Amendments/Additional Information:</b> N/A	<b>Officer Comments:</b> N/A
<b>Item: 9</b>	<b>Location: 148-154 High Street, Uxbridge</b>
<b>Amendments/Additional Information:</b> To amend Condition 5 (Construction Management Plan) to state:  Prior to the commencement of development (including demolition, site clearance, and initial ground investigation works), a Construction Management Plan shall be submitted to, and approved in writing by the Local Planning Authority in consultation with Transport for London. The plan shall detail:  (i) The phasing of development works. (ii) The hours during which development works will occur. (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing. (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities). (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours). (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process. (vii) The storage of demolition/construction materials on site. (ix) Measures to demonstrate compliance with the GLA's Control of Dust and Emissions from Construction and Demolition SPG. (x) Details of cranes and other tall construction equipment (including the details of obstacle lighting) in consultation with the Ministry of Defence (MoD). (xi) Details on the measures to be implemented to ensure no adverse impact on the safety and accessibility of the bus infrastructure and associated services adjoining and within proximity of the site, and Uxbridge Station.  The approved details shall be implemented and maintained throughout the demolition and construction process.	<b>Officer Comments:</b> Point (xi) added following a request from TfL.
<b>REASON</b> To reduce the impact on air quality during construction, protect amenity, and ensure highways safety and to ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the effective operation of air traffic navigation transmitter/receiver systems in compliance with Policies T7, GG3, and SI 1 of The London Plan (2021), The GLA's Control of Dust and Emissions during Construction and	

Demolition SPG, and Policy DMAV 1 of the Local Plan Part 2 (2020).	
<p>To amend Condition 7 (Cycle Lift) to state:</p> <p>The external door linking the cycle lift with the pocket park shall be no less than 1.2 metres wide, 2.3 metres deep, and have a minimum door opening width of 1 metre. The lift shall be operational upon first occupation/use and thereafter be maintained and available for use throughout the lifetime of the development.</p> <p><b>REASON</b></p> <p>To ensure appropriate space is provided to access the basement cycle parking spaces and encourage a sustainable transport modal shift in accordance with Policy T4 of The London Plan (2021).</p>	Amended to include lift depth and door opening width following a request from TfL.
<b>Item: 10</b>	<b>Location: 2<sup>nd</sup>/9<sup>th</sup> Scout Group, 18 St Catherines Road, Ruislip</b>
<b>Amendments/Additional Information:</b>	<b>Officer Comments:</b>
N/A	N/A

