

## Planning Committee: 14 August 2013

### Decisions

#### **ITEM 01 - Ravenor Park, Oldfield Lane South, Greenford UB6 9LB – P/2013/1486**

Recommendation agreed, to Grant subject to conditions, as in agenda report and amended conditions and additional informative set out in the briefing note.

#### Amend condition 22 and 24 to read:

22. The Children and Adult Centre hereby approved shall not operate outside the hours of 0700 to 2200 Monday to Friday and 0900 to 2200 hrs at weekends, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the living and working conditions of local people and in the interests of highway safety, in accordance with section 4 and 7 of the National Planning Policy Framework, policies 7.1 and 7.4 and 7.15 of the London Plan 2011 and policies 4.1, 4.11 and 9.1 of the Unitary Development Plan "Plan for the Environment" (2004), Supplementary Planning Guidance 10 'Noise and Vibration' and policies 1.1 (e) (f), 3.1 (b) and 3.8 of the Ealing's Development Strategy 2026 and policy 7A of the Ealing Draft Development Management Development Plan Document (2013).

24. Notwithstanding the BREEAM pre-assessment submitted with this application, the associated reports/ assessment and certifications to demonstrate that the development will be constructed to achieve BREEAM Very Good rating, based on the BREEAM New Construction 2011 Technical Guidance, shall be submitted to the Local Planning Authority for approval:

- Within 3 months of the commencement of construction of the development - Interim Design Stage Assessment and related certification

- After completion of Development and prior to occupation - Post-construction assessment and related certification confirming the achievement of the 'Very Good' standard rating

The BREEAM 'Very Good' standard shall be retained and working in proper order during the life of the development.

Reason: To ensure the proposal contributes to its climate change mitigation requirements in accordance with policy 2.9 of the Council's adopted Unitary Development Plan 'Plan for the Environment' (2004), policies 1.1 (k), 1.2 (f) of the Ealing Core Strategy (2012), policy LV 5.2 of the Ealing Draft Development Management Development Plan Document (2013), and policies 5.1, 5.2, 5.3 and 5.9 of the London Plan (2011), and section 10 of the National Planning Policy Framework (2012).

Insert additional informative:

6. To address condition 23 and demonstrate compliance with the required percentage reduction in carbon dioxide emissions the applicant should consider the

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use of measures in line with the Mayor's Energy Hierarchy including the incorporation of on-site renewables. This reduction should be calculated based on carbon dioxide emissions covered by the Building Regulations whilst carbon dioxide emissions associated with other energy uses not covered by Building Regulations (un-regulated) should be also included and measures to reduce them should be demonstrated.

### **Issue Decision Notice**

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#### **ITEM 02 - Windmill Childrens Centre, 135 Windmill Lane, Greenford UB6 9DZ – P/2013/2676**

Recommendation agreed, to Grant subject to conditions, as in agenda report and amended condition 2 set out in the briefing note.

#### **Amended Condition 2 - Approved Plans**

2. The development hereby permitted shall be carried out in accordance with the following approved plans: AL-001 – Existing Location, AI-002 – Existing Site Plan, AL-003 – Contractor's Compound & Demolition Works Plan, AL-101 – Proposed Location Plan, AL-102 – Proposed Site Plan, AL201 – Proposed 3D Site Views, AL-202 – Proposed Site Elevations Sheet 1 of 2, AL-203 – Proposed Site Elevations Sheet 2 of 2, AB-201 – Existing Block-Demolition Works Plans, AB-202 – Proposed Builders Work Plan, AB-004 – Proposed Roof Plan, AB-110 – Proposed New Building Elevations 1 of 2, AB-111 – Proposed New Building Elevations 2 of 2, AB-112 – Proposed New Building Sections 1 of 2, AB-113 – Proposed New Building Sections 2 of 2. Tree Survey, Patrick Stileman, May 2013.

Reason: For the avoidance of doubt and in the interests of proper planning.

#### **Issue Decision Notice**

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#### **ITEM 03 - Smiths Farm, Kensington Road, Northolt UB5 6AH – PP/2012/4910**

GRANT outline and full planning permission subject to the satisfactory completion of a Section 106 Agreement and additional informative requested by the committee to be added to the outline planning permission only as follows:-

#### Additional Informative

'The applicant is requested to consider ensuring that the maximum height of the residential buildings shown in the indicative layout plan hereby approved shall not exceed the heights indicated namely ;-

Block B - three storeys;  
Block C – four storeys; and  
Block D – five storeys

The applicant is also requested to consider lowering the height of Block D by the creation of a lower ground level.'

**Do not issue decision.**

**Prepare draft for legal agreement.**

Application to be referred back to The Mayor for Stage 2 Direction with draft permissions and referral to SoS.

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#### **ITEM 04 - Energy Recovery Centre, Channel Gate Road, Park Royal NW10 6UQ - PP/2012/3267**

Deferred for the following reason:-

1. Need for clarity on processes involved and emission levels and evidence of their impact including working examples of plants operating in Germany
2. Consider additional safeguarding conditions relating to lorries visiting the site.
3. More information on HS2 safeguarding issue to be clarified.

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#### **ITEM 05 - 19-23 Berrymede Road, Chiswick, London W4 5JE – PP/2013/1259**

GRANT subject to the satisfactory completion of a Section 106 Agreement and conditions as in Report

**Do not issue decision. Prepare draft for legal agreement.**

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#### **ITEM 06 - 200 Featherstone Road, Southall UB2 5AQ – PP/2013/1262**

GRANT subject to the satisfactory completion of a Section 106 Agreement and conditions as in Report with the following amended condition in briefing note:-

#### **Revised planning condition 2 (approved plans)**

The development hereby approved shall be carried out in accordance with drawing title numbers: 5371-1100B, 5371-1101B, 5371-1102D, 5371-1103D, 5371-1105C, 5371-1200D, 5371-1201D, 5371-1202D, 5371-1203C, 5371-1220D, 5371-1221C, 5371-1222C, 5371-1600C, 5371-1601C, 5371-1602C, 5371-1603C, 5371-1700C, 5371-1701C, 5371-1800C, 5371-1801C, 5371-1802C, 5371-1803C, 5371-1805C, 5371-1850C, 5371-1852B, 5371-1853C, 5371-1854B, 5371-1855C, 5371-1856C, 5371-1857B, 5371-1858C, 5371-1859C, unless otherwise agreed in writing by the local Planning Authority.

Reason: For the avoidance of doubt, and in the interests of proper planning.

**Do not issue decision. Prepare draft for legal agreement.**