

Minutes

CENTRAL & SOUTH PLANNING COMMITTEE

22 May 2012



HILLINGDON
LONDON

Meeting held at Committee Room 5 - Civic Centre,
High Street, Uxbridge UB8 1UW

	<p>Committee Members Present: Councillors John Hensley (Chairman) Wayne Bridges Janet Duncan Neil Fyfe Dominic Gilham Robin Sansarpuri Brian Stead Eddie Lavery (Reserve) (In place of Judith Cooper)</p> <p>LBH Officers Present: James Rodger – Head of Planning, Enforcement and Green Spaces Matt Duigan – Planning Services Manager Mamoham Ranger, – Highways Engineer Rory Stracey – Legal Adviser Helen Taylor – Head of Audit and Enforcement Nadia Williams - Democratic Services</p> <p>Also Present: Councillor Mo Khursheed</p>	
1.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillor Robin Judith Cooper with Councillor Eddie Lavery substituting.</p>	
2.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor John Hensley declared a personal and prejudicial interest in items 14 & 15 – Brunel University, Kingston Lane, Hillingdon/Land Fronting Eastern Gateway Building, Kingston Lane, Hillingdon as he was an academic Advisor to the University. He left the room and did not take part in the decision of these items. He also declared a personal interest in item 26 (PART 2).</p> <p>Councillor Janet Duncan declared a personal interest in items 12 & 22, Tesco Store, Glencoe Road, Hayes, as the application site was in her ward. She remained in the room and voted on these items. She also declared a personal and prejudicial interest in item 26 (PART 2).</p> <p>Councillor Brian Stead declared a personal interest in items 14, 15 and 16– 47 Brunel University, Kingston Lane, Hillingdon/Land Fronting Eastern Gateway Building, Kingston Lane, Hillingdon/Bishopshalt School, Royal Lane, Hillingdon, as the application sites were in his ward. He remained in the room and voted on these items. He also declared a personal interest in items 24, 25 and 26 (PART 2).</p>	

	<p>Councillor Wayne Bridges declared a personal interest in item 17 - 24 Sutton Court Road, Hillingdon, as he had submitted a Member's enquiry regarding the business. He left the room and did not take part in the decision of this item. He also declared a personal interest in item 26 (PART 2).</p> <p>Councillor Robin Sansarpuri declared a personal interest in items 19 – 166 Pasadena Close, Hayes, as the application site was in his ward. He remained in the room and voted on this item. He also declared a personal and prejudicial interest in items 26, 28, and 29 (PART 2)</p> <p>Councillor Dominic Gilham declared a personal interest in item 23, 3 Ashley Court, High Street, Yiewsley, as the application site was in his ward. He remained in the room and voted on this item. He also declared a personal interest in item 26 (PART 2).</p> <p>Councillor Neil Fife declared a personal interest in item 26 (PART 2).</p> <p>Councillor Eddie Lavery declared a personal interest in item 26 (PART 2).</p> <p>Councillor Mo Khursheed who was in attendance at the meeting declared a personal interest in items 6 and 7 – Hayes Swimming Pool, Botwell Lane, Hayes and 7 Nestles Avenue, Hayes, as he was a Ward Councillor of the application sites. He also declared a personal interest in item 26 (PART 2).</p>	
3.	<p>APPOINTMENT OF VICE-CHAIRMAN (<i>Agenda Item</i>)</p> <p>Councillor Brian Stead was nominated as Vice-Chairman of this meeting; it was seconded and on being put to the vote was agreed.</p>	
4.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING HELD ON 17 APRIL 2012. (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 17 April 2012 were agreed as a correct record and signed by the Chairman.</p>	
5.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>There were no matters notified in advance or urgent.</p>	
6.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all business marked part 1 would be heard in public and all items marked in part 2 would be considered in private.</p>	

7.	HAYES SWIMMING POOL, BOTWELL LANE, HAYES 1942/APP/2010/31 (<i>Agenda Item 6</i>)	Action by
	<p>Redevelopment of site to provide 72 residential units with associated access; amenity space, landscaping and car parking, including demolition of existing swimming pool (Outline application with details of access, layout and scale only).</p> <p>Recommendation 5, third line after the word ‘the’ was amended to read ‘Head of Planning, Sport and Green Spaces’ and after ‘application’ the word ‘may’ was deleted.</p> <p>Recommendation 6, second line after the word ‘the’ was amended to read ‘Head of Planning, Sport and Green Spaces’.</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved</p> <p>1. That the Applicant being the Local Authority and being the only legal entity with an interest in the Land which is the subject of this application, and hence being unable to enter into a section 106 Agreement with the Local Planning Authority, completes a Statement of Intent to secure the following planning obligations and which shall bind and require any future purchaser of the Council’s interest in the site to enter into a Section 106 Agreement with the Council:</p> <ul style="list-style-type: none"> i) The submission of a 10-year Green Travel Plan and that the section 106 agreement is to include a £20,000 bond or a remedial payment measure in the case of a breach. The Travel Plan is to make provision for the inclusion of a car club if it is deemed viable. ii) At least 11% of the scheme is to be delivered as affordable housing. The final tenure and mix is to be agreed with the Council’s Housing department. iii) A contribution of £212,005 towards local education facilities. iv) A contribution of £28,717.44 towards Health and Social Care. v) A contribution of £20,000 towards public realm/town centre enhancements. vi) A contribution of £30,000 towards local community facilities. vii) A contribution of £3,048.41 towards library books and equipment. viii) A contribution of £5,000 towards air quality monitoring. 	James Rodger Matt Duigan

- ix) **A contribution towards construction training for Hillingdon residents in the sum of £2,500 for every £1 million of construction cost or a construction training scheme to be delivered on site during the construction phase of the development.**
- x) **That the Applicant enters into a section 278 agreement under the High Ways Act 1980 to provide highway improvements to the Botwell Lane/ Church Road junction. Furthermore, that a detailed design and modelling be approved by the Local Planning Authority and Transport for London (if the junction is to be signalised) and that pedestrian crossing facilities on Church Road and Botwell Lane should be provided.**
- xi) **A total of 5% of the total cash contributions secured towards the management and monitoring of the resulting agreement.**
- xii) **The 20 public car parking spaces (identified on drawing no.2009D25/P/04) shall remain available for use by members of the public in perpetuity.**

- 2. That the Applicant meets the Council's reasonable costs in the preparation of the Statement of Intent and any abortive work as a result of the agreement not being completed.**

The purchaser of the Council's interest in the land is to meet the Council's reasonable costs in the preparation of the section 106 agreement and any other agreements and any abortive work as a result of the agreement not being completed.

- 4. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.**
- 5. That if the section 106 agreement is not finalised within a period of 12 months from the date of this committee resolution, or any other period deemed appropriate by the Head of Planning, Sport and Green Spaces, then the application be referred back to the Committee for determination.**
- 6. That subject to the above, the application be deferred for determination by the Head of Planning, Sport and Green Spaces under delegated powers.**
- 7. That if the application is approved, it be subject to the conditions and informatives agreed by the Central and South Planning Committee on 12 October 2010 (detailed in the Committee report, addendum and minutes) and attached to this report and the following condition 50 as approved by the 2nd of November 2010 committee being:**

50) The shared access way and access through the public car park to the private ground level parking (identified on drawing no.2009D25/P/01) shall remain available to occupiers and visitors of the development in perpetuity.

	<p>Reason:</p> <p>To ensure appropriate access to the site is retained in perpetuity in the interest of highway, pedestrian safety and access for future occupiers to their residential car park in compliance with Policies AM2 and AM7 of the UDP.</p>	
8.	<p>7 NESTLES AVENUE, HAYES 49059/APP/2011/2790 (<i>Agenda Item 7</i>)</p>	Action by
	<p>Part retrospective change of use from Class B8 (Storage and Distribution) to use as a higher educational college. (Deferred from Central & South Committee 06/03/2012).</p> <p>In introducing the report, officers directed the Committee to page 157 paragraph 22 of the report to note that the third line after the word “relative” should read “need of...”</p> <p>In accordance with the Council’s Constitution a representative of the petitioners addressed the meeting in support of the proposal. The agent also spoke in support of the application.</p> <p>The petitioner made the following points in support of the application:</p> <ul style="list-style-type: none"> • Members had attended a site visit in April 2012 • The courses provided at graduate levels by the college were accredited with the appropriate professional and educational examination bodies • The college also provided leadership development programmes and was proactive in helping young people to secure employment • The college worked closely with local businesses, Universities and Colleges Admissions Service (UCAS), and Children’s Learning company to support its students. <p>Members asked the petitioner about the number of home (UK passport) students that were from the local area. The petitioner responded that a maximum of up to 200 students who attended the college were home students and were from the local area.</p> <p>In response to a question as to what improvements/changes had been made regarding disable access to the building since the application was deferred in Mach 2012, the petitioner responded that a company had conducted a survey and an order had been placed for equipment but no changes had yet been made.</p> <p>The agent made the following points in support of the proposal:</p> <ul style="list-style-type: none"> • The application had been re-submitted as the three reasons for the previous refusal had been addressed • Had made their best efforts to amend the plans, such as widening doors as quickly as possible • Members of the Committee had attended a site visit 	James Rodger Matt Duigan

- Had met with Planning officers and the Access officer regarding the issue of disable access
- The recently published National Planning Policy Framework (NPPF) supported the proposal which complied with disabled requirements
- Considered that the proposal was a positive scheme.

A Member stated that the application had been previously refused for three reasons and suggested that the concerns in the previously refused scheme had not been addressed. The issue of the proposed development being located in an established Industrial Business Area was seen as a particular concern, as Members failed to see how with 200 local students, the parking proposal would work in a crowded area which did not already have adequate parking. Members noted that the applicant intended to change from mainly overseas students to mainly local students which may have an even greater impact on parking.

A Member reiterated that it was clear that the site of the proposed development was within a very long standing business area which should not be compromised.

The Committee indicated that the IBA should be retained and expressed their regret that the proposed development was sited in the heart of this area.

Members stressed that no clear reasons had been given as to why the Committee should allow this application, which would go against the requirements of the IBA and considered that the industrial area should be maintained. The Committee expressed grave concerns that allowing this proposal would lead to demand for other businesses in the area.

Officers advised that Condition 4 limited the use for higher education use only and otherwise to be reverted back to its original use.

The Committee highlighted that there was currently a recession and the sites for future growth in employment land may be affected by this and considered therefore, that it was not clear that there was not demand for the site to be used for employment purposes. Members expressed grave concerns about parking issues in the area and considered strongly that the proposed development was inappropriate for an IBA.

The Committee also raised concerns as to whether the transport assessment was robust enough to cope with the prediction of the increase of home students and those going to work. Officers advised that the transport assessment was based on the current provisions and the Travel Plan submitted by the applicant (with supporting documents) would enable the Committee to look at any potential changes.

A Member added that to base predictions on the current situation, given that there was currently a recession did not equate to good planning. The member expressed concerns that if such uses were allowed during times of recession, the whole area would be compromised and may prevent major industrial occupiers from moving in the development due to lack of availability.

	<p>It was moved and seconded that the officer's recommendation for approval be overturned and on being put to the vote, the application was refused for the following reasons:</p> <ol style="list-style-type: none"> 1) The Committee was not satisfied that the proposed development was sited in an Industrial and Business Area. 2) The Committee considered that the Transport Assessment did not demonstrate the future problems that may arise from the predicted student increase. On being put to the vote, the application was refused. <p>The Committee agreed that officers would develop the formal wordings in consultation with the Chairman and the Labour Lead.</p> <p><i>At the meeting held on 14 June the committee made a correction to point 1) above to delete the word 'not' as members had clearly stated that they were satisfied that the proposed development was in an Industrial and Business Area.</i></p> <p>Resolved – That the application be refused for the following reasons:</p> <ol style="list-style-type: none"> 1) The application site falls within the Nestles Avenue Industrial and Business Area and is designated as a Strategic Industrial Location in the London Plan. The proposal would result in an unacceptable loss of employment land contrary to Policy LE2 of the Hillingdon Unitary Development Plan Saved Policies September(2007), Policy 4.4 of the London Plan (July 2011) and recommendations within the Council's Employment Land Study (July 2009). 2) The application fails to demonstrates the change of use to the proposed educational college scheme (including the proposed and future college expansion programme and its impact on the mix and numbers of students) will not have an adverse impact on highways safety, traffic congestion or amenity due to the volume of traffic movements on the surrounding streets or a resultant increase in on-street car parking on neighbouring residential streets contrary to OE1, AM7 and AM14 of the Hillingdon Unitary Development Plan Saved Policies September (2007). <p>The changes in the Addendum circulated at the meetings were attached.</p>	
9.	<p>SNOWBASE, EASTERN PERIMETER ROAD, HEATHROW AIRPORT 45151/APP/2012/664 (Agenda Item 8)</p>	<p>Action by</p>
	<p>Expansion of snow base to provide additional covered storage and parking for snow vehicles, a welfare and maintenance building and diesel and de-icer storage (Consultation Under Part 18 of the Town and Country Planning (General Permitted Development) Order 1995).</p>	<p>James Rodger Matt Duigan</p>

	<p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the Committee raised no objection.</p>	
10.	<p>FORMER NATS HEADQUARTERS SITE, PORTERS WAY, WEST DRAYTON 5107/APP/2012/129 (Agenda Item 9)</p> <p>Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for Phase 1, third application (10 dwellings to north of site) of planning permission ref: 5107/APP/2009/2348 dated 01/10/2010: Proposed mixed-use redevelopment comprising: 773 dwellings; Class D1 Primary Healthcare facility including room for joint community use; Class C2 Nursing Home (up to 3630sqm gea); Classes A1-A3 Shop units to complement Mulberry Parade (up to 185sqm gea, depending on size of Primary Healthcare facility); Class B1 Business units including site management office (up to 185sqm gea); Energy Centre (up to 220sqm gea) with combined heat and power unit; foul water pumping station; associated access roads from Porters Way (and excluding all access including pedestrian and bicycle access from Rutters Close); 1085 car parking spaces; cycle parking; public open space areas; cycleways and footpaths; and landscaping works.</p> <p>Officers drew the Committee’s attention to note the amendments in the Addendum circulated at the meeting.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved subject to the conditions and informatives set out in the officer’s report and the changes in the Addendum.</p>	<p>Action by</p> <p>James Rodger Matt Duigan</p>
11.	<p>FORMER NATS HEADQUARTERS SITE, PORTERS WAY, WEST DRAYTON 5107/APP/2012/533 (Agenda Item 10)</p> <p>Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for Phase 2, fifth (final phase 2) application ('Block E' comprising 88 residential units) of planning permission ref: 5107/APP/2009/2348 dated 01/10/2010: Proposed mixed-use redevelopment comprising: 773 dwellings; Class D1 Primary Healthcare facility including room for joint community use; Class C2 Nursing Home (up to 3630sqm gea); Classes A1-A3 Shop units to complement Mulberry Parade (up to 185sqm gea, depending on size of Primary Healthcare facility); Class B1 Business units including site management office (up to 185sqm gea); Energy Centre (up to 220sqm gea) with combined heat and power unit; foul water pumping station; associated access roads from Porters Way (and excluding all access including pedestrian and bicycle access from Rutters Close); 1085 car parking spaces; cycle parking; public open space areas; cycleways and footpaths; and landscaping works.</p>	<p>Action by</p> <p>James Rodger Matt Duigan</p>

	<p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved subject to the conditions and informatives set out in the officer’s report and the changes in the Addendum.</p>	
12.	<p>70 STATION ROAD, WEST DRAYTON 2954/APP/2011/2723 (Agenda Item 11)</p>	Action by
	<p>Demolition of existing buildings and erection of a residential building to accommodate 44 flats with associated landscaping and basement car park.</p> <p>In introducing the report, officer’s advised that the schemes that had been previously approved and refused were not reflected on this application. The Committee was directed to note the changes in the Addendum circulated at the meeting.</p> <p>In response to a query raised about overlooking on ground floor flats and adjoining houses, officer’s advised that those issues had been addressed on this site.</p> <p>A Member commented that quality of living accommodation provided by this development appeared to be reducing and did not see how this fitted in with sustainable living when occupiers of the development would be required to use more electricity to create more lighting.</p> <p>Officers advised that these were the details that had been approved on appeal.</p> <p>The Committee attached an additional condition to restrict the use of antennas on the building.</p> <p>The recommendation with the additional condition was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved</p> <p>That delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission, subject to the following:</p> <p>A. That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to secure:</p> <ul style="list-style-type: none"> i) Affordable Housing provision in the form of 6 discounted open market units (4 x 1 bed and 2 x 2 beds) at 75% of Open Market Value. ii) Education: to the sum of £126,741. iii) Health and Social Care: in the sum of £17,320.60 iv) Libraries in the sum of £1,838.62. 	James Rodger Matt Duigan

	<p>v) Air Quality: £12,500.</p> <p>vi) Construction Training: £29,710.63 or a scheme to be submitted to and approved by the Council detailing how construction training will be provided to Hillingdon residents as an in-kind scheme.</p> <p>vii) Project Management and Monitoring Fee: at 5% or £10,405.54.</p> <p>viii) The management of air quality monitoring within the vicinity of the site to the sum of £12,500.</p> <p>B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and 278 Agreements and any abortive work as a result of the agreement not being completed.</p> <p>C) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.</p> <p>D) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 6 months of the date of this Committee resolution, or any other period deemed appropriate by the Head of Planning, Sport and Green Spaces, then the application may be referred back to the Committee for determination.</p> <p>E) That subject to the above, the application be deferred for determination by the Head of Planning, Sport and Green Spaces under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.</p> <p>F) That if the application is approved, the conditions and informatives set out in the officer's report, and the changes in the Addendum be imposed subject to any changes negotiated by the Head of Planning, Sport and Green Spaces prior to issuing the decision:</p> <p>G) That the following additional condition be attached: <i>'Unless otherwise agreed in writing by the Local Authority, no antenna, mast, poles, satellite dishes or the like shall be erected atop any of the buildings here approved'.</i></p> <p>Reason</p> <p>To ensure that the apparatus does not detract from the visual amenities of the area and is considered acceptable on a temporary basis only, in accordance with Policy BE37 of the Hillingdon Unitary Development Saved Policies (September 2007).</p>	
13.	<p>TESCO STORE, GLENCOE ROAD, HAYES 36999/APP/2012/372 <i>(Agenda Item 12)</i></p>	<p>Action by</p>
	<p>Single storey detached building for use as a dry cleaning pod.</p>	<p>James Rodger</p>

In accordance with the Council's Constitution a petition representative addressed the meeting in objection to the application. The agent was not present at the meeting.

Matt Duigan

The petitioner made the following points:

- Operated a family business within a parade of other small businesses, which were an integral part of the community
- Suggested that Tesco was attempting to kill-off nearby small businesses
- Approval of this application would not only have a detrimental effect on the livelihood of the dry cleaning service provided as well as other business, it would also result in the loss of jobs for staff who lived locally
- The owner of a TV shop could not compete with Tesco's prices and had to close down recently
- A local optician business was currently struggling to remain open as Tesco was now offering free eye tests
- The petition against this proposal was supported by many local residents
- Suggested that empty shops created an urban drain which would be detrimental to the area
- Stated that the petition was also supported by the Landlord who did not receive notification of the application.

Officers advised that the owner occupiers of businesses were written to and that they were satisfied that the provisions of consultation process had been fulfilled.

A Member asked officers what policies there were in place to protect small local traders. Officers advised that there were none.

A Member added that the proposed development was close to a zebra crossing and expressed concerns that as the report had indicated that the proposed dry cleaning service would not be operated on site, there was potential for the vehicles delivering and collecting the dry cleaning to lead to traffic issues.

The Committee expressed concerns about potential sitting issues of the proposed development which may impact on pedestrian safety.

Officers advised that there was a minimum of 2m foot path around the building with no site line and explained that there was a loading bay which was adjacent to the site where the dry cleaning would be collected and dropped off.

It was proposed, seconded and on being put to the vote agreed that the application be deferred for Committee Members to make a site visit.

Resolved – That the application be deferred for Committee Members to make a site visit.

14.	<p>RELIANCE SERVICE STATION, HARLINGTON ROAD, HILLINGDON 10605/APP/2011/2696 (<i>Agenda Item 13</i>)</p> <p>Variation of condition 3 of planning permission ref. 10605/APP/2005/3028 dated 21/12/2005 (Part change of use from selling and displaying motor vehicles, servicing and repairing motor vehicles to a mixed use for selling and display of motors vehicles, servicing and repairing motor vehicles and car valeting) to allow for change of opening hours to 8am-8pm on Mon-Fri, 10am-8pm on Saturday and 10am-6pm on Sunday.</p> <p>This application was withdrawn by the applicant.</p>	<p>Action by</p> <p>James Rodger Matt Duigan</p>
15.	<p>BRUNEL UNIVERSITY, KINGSTON LANE, HILLINGDON 532/APP/2012/607 (<i>Agenda Item 14</i>)</p> <p>Variation of condition 7 of planning permission ref. 532/APP/2001/1858 to allow a temporary change of opening times to include bank holidays and extend opening hours to 11pm Monday to Sunday for the period 4th June to 5th June 2012 and 20th July to 11th August 2012 (Provision of replacement sports pitches (including new synthetic playing surfaces, erection of floodlighting, boundary fences and storage building, together with associated parking and access improvements (site 3).</p> <p>Councillor Brain Stead was the Chairman for this application.</p> <p>The Head of Planning, Sport and Green Spaces withdrew the sentence which commenced with the word '<i>should</i>' at the end of the fourth line in point 10, headed 'Conclusion'.</p> <p>Condition 1 (Hours of Use), last sentence, the Committee added '<i>or public holidays</i>'</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved subject to the conditions and informatives set out in the officer's report and changes in the Addendum circulated at the meeting.</p>	<p>Action by</p> <p>James Rodger Matt Duigan</p>
16.	<p>LAND FRONTING EASTERN GATEWAY BUILDING, KINGSTON LANE, HILLINGDON 532/ADV/2012/23 (<i>Agenda Item 15</i>)</p> <p>Installation of 4 x flag and banner poles.</p> <p>Councillor Brain Stead was the Chairman for this application.</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved subject to the conditions set out in the officer's report.</p>	<p>Action by</p> <p>James Rodger Matt Duigan</p>

17.	<p>BISHOPSHALT SCHOOL, ROYAL LANE, HILLINGDON 4277/APP/2012/534 (<i>Agenda Item 16</i>)</p> <p>Installation of Cycle Shelter.</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved subject to the conditions and informatives set out in the officer’s report.</p>	<p>Action by</p> <p>James Rodger Matt Duigan</p>
18.	<p>24 SUTTON COURT ROAD, HILLINGDON 38271/APP/2012/255 (<i>Agenda Item 17</i>)</p> <p>Change of use from Use Class A1 (Shops) to Sui Generis to be used as a Tattoo Parlour (Retrospective Application).</p> <p>The Committee amended the additional condition set out in the Addendum (circulated at the meeting) by deleting the word ‘<i>premises</i>’.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved subject to the conditions and informatives set out in the officer’s report, and changes in the Addendum (and amendments to the Addendum).</p>	<p>Action by</p> <p>James Rodger Matt Duigan</p>
19.	<p>PREMIER TRAVEL INN, SHEPISTON LANE, HAYES 46138/APP/2011/2360 (<i>Agenda Item 18</i>)</p> <p>Alterations to existing car park to provide an additional 33 x car parking spaces and 2 x coach parking spaces. (Deferred from Central & South Committee 14/02/2012.)</p> <p>Councillor Wayne Bridges was out of the meeting when the decision was made on this item.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved subject to the conditions and informatives set out in the officer’s report.</p>	<p>Action by</p> <p>James Rodger Matt Duigan</p>
20.	<p>166 PASADENA CLOSE, HAYES 64012/APP/2011/1623 (<i>Agenda Item 19</i>)</p>	<p>Action by</p>
	<p>Change of use from Class B8 (Storage and Distribution) to Sui Generis for use as waste handling site (Resubmission).</p> <p>In introducing the report, officers directed the Committee to the Addendum and asked Members to note the appended letter that had been received from the applicant in response to objections raised in the officer’s report. The Chairman directed Members to read the letter, which had also been previously circulated electronically.</p>	<p>James Rodger Matt Duigan</p>

	<p>Officers explained that the application was a re-submission of a previously refused scheme and the applicant had developed a robust arrangement in accordance with the London Plan. The applicant had however applied for an Environmental Permit for a wider range of waste than that shown in the application. Concerns were raised about the proposed different types of wastes that would be sourced from different locations and the impacts of traffic transportation which had not been properly analysed. Although the applicant had indicated that they were prepared to limit the different wastes, the precise types and quantities of wastes had not been clearly outlined and no legal agreement had been put in place.</p> <p>Members noted that the letter submitted by the applicant contained contradictions and did not resolve the Committee's concerns.</p> <p>The Committee amended Reason 2 of the reasons for refusal by adding the words '<i>free flow of traffic</i>' between the words 'safety' and 'contrary' in the fifth line.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be refused for the reasons set out in the officer's report and subject to the changes in the Addendum circulated at the meeting were noted.</p>	
21.	<p>21 ELTHORNE ROAD, UXBRIDGE 68031/APP/2011/2745 <i>(Agenda Item 20)</i></p> <p>Part two storey, part single storey rear extension involving demolition of detached garage to side.</p> <p>This application was withdrawn from the agenda by the Head of Planning, Sport and Green Spaces.</p>	<p>Action by</p> <p>James Rodger Matt Duigan</p>
22.	<p>7 HIGH STREET, UXBRIDGE 26196/APP/2011/2763 <i>(Agenda Item 21)</i></p> <p>Change of use from Class A1 (Shops) to Class A3 (Restaurants and Cafes) (Retrospective) (Resubmission).</p> <p>The Committee deferred this application as the bin storage arrangements were unacceptable.</p>	<p>Action by</p> <p>James Rodger Matt Duigan</p>
23.	<p>TESCO STORE, GLENCOE ROAD, HAYES 36999/ADV/2012/11 <i>(Agenda Item 22)</i></p> <p>Installation of 3 internally illuminated fascia signs and 3 non-illuminated fascia signs.</p> <p>It was Moved and seconded that the application be deferred for Members to make a site visit and on being put to the vote, was agreed.</p> <p>Resolved – That the application be deferred for Committee Members to make a site visit.</p>	<p>Action by</p> <p>James Rodger Matt Duigan</p>

24.	<p>3 ASHLEY COURT, HIGH STREET, YIEWSLEY 32108/APP/2011/2685 (<i>Agenda Item 23</i>)</p> <p>Change of use from Use Class A1 (Shops) to Use Class C3 (Dwellings) to form 1 x 2-bed and 1 x 1-bed self-contained flats with associated parking.</p> <p>The Committee indicated that allocated parking spaces should be numbered according to the dwelling units and asked officers to amend the wording in Condition 9 (to make this clear) in consultation with the Chairman and the Labour Lead.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved subject to the conditions and informatives set out in the officer’s report, and Condition 9 was revised to read as follows:</p> <p><i>‘The parking areas (including the marking out of parking spaces) shown on the approved Plans, shall be constructed, prior to the occupation of the development and thereafter be permanently retained as such and used for no other purpose. No unit hereby approved shall be occupied until parking allocation scheme has been submitted to, and approved in writing by the Local Planning Authority. The allocation scheme shall include such measures including physical barriers such as bollards and management measures, as are necessary to ensure the spaces can only be accessed by the occupants of the units to which they are allocated. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development’.</i></p> <p>Reason</p> <p>To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (July 2011).</p>	<p>Action by</p> <p>James Rodger Matt Duigan</p>
25.	<p>ENFORCEMENT REPORT (<i>Agenda Item 24</i>)</p>	<p>Action by</p>
	<p>The recommendation set out in the officer’s report was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved</p> <ol style="list-style-type: none"> 1. That the enforcement actions as recommended in the officer’s report be agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. 	<p>Helen Taylor</p>

	<p><i>The report relating to this decision is not available to the public because it contains information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; and (b) to make an order or direction under any enactment and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	
26.	<p>ENFORCEMENT REPORT (Agenda Item 25)</p> <p>The recommendation set out in the officer's report was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved</p> <ol style="list-style-type: none"> 1. That the enforcement actions as recommended in the officer's report be agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>The report relating to this decision is not available to the public because it contains information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; and (b) to make an order or direction under any enactment and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	<p>Action by Helen Taylor</p>
27.	<p>ENFORCEMENT REPORT (Agenda Item 26)</p> <p>The recommendation set out in the officer's report was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved</p> <ol style="list-style-type: none"> 1. That the enforcement actions as recommended in the officer's report be agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>The report relating to this decision is not available to the public because it contains information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; and (b) to make an order or direction under any enactment and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	<p>Action by Helen Taylor</p>

28.	<p>ENFORCEMENT REPORT (<i>Agenda Item 27</i>)</p> <p>The recommendation set out in the officer's report was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved</p> <ol style="list-style-type: none"> 1. That the enforcement actions as recommended in the officer's report be agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>The report relating to this decision is not available to the public because it contains information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; and (b) to make an order or direction under any enactment and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	<p>Action by</p> <p>Helen Taylor</p>
29.	<p>ENFORCEMENT REPORT (<i>Agenda Item 28</i>)</p> <p>The recommendation set out in the officer's report was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved</p> <ol style="list-style-type: none"> 1. That the enforcement actions as recommended in the officer's report be agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>The report relating to this decision is not available to the public because it contains information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; and (b) to make an order or direction under any enactment and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	<p>Action by</p> <p>Helen Taylor</p>
30.	<p>ENFORCEMENT REPORT (<i>Agenda Item 29</i>)</p>	<p>Action by</p>
	<p>The recommendation set out in the officer's report was moved, seconded and on being put to the vote was agreed.</p>	<p>Helen Taylor</p>

	<p>Resolved</p> <ol style="list-style-type: none"> 1. That the enforcement actions as recommended in the officer's report be agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>The report relating to this decision is not available to the public because it contains information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; and (b) to make an order or direction under any enactment and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	
<p>The meeting, which commenced at 7.00 pm, closed at 9.37 pm.</p>		

These are the minutes of the above meeting. For more information on any of the resolutions please contact Gill Brice on 01895 250693. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.