

Minutes

CENTRAL & SOUTH PLANNING COMMITTEE

10 August 2010

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



HILLINGDON
LONDON

	<p>Committee Members Present: Councillor John Hensley Judith Cooper (Vice-Chairman) Mike Bull Paul Buttivant Brian Stead Janet Duncan Peter Curling</p> <p>Officers Present: James Rodger Matthew Duigan Rory Stracey Manmohan Ranger Gill Brice</p> <p>Also Present Councillor June Nelson</p>	
11.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>	
12.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Brian Stead declared a personal & prejudicial interest in Item 13 – 103 Haig Road, Hillingdon and left the meeting whilst the application was discussed.</p> <p>Councillor Peter Curling declared a personal & prejudicial interest in Item 13 – 103 Haig Road, Hillingdon and left the meeting whilst the application was discussed.</p>	
13.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETINGS HELD ON 29 JUNE, 13 JULY & 20 JULY 2010 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 29 June, 13 and 20 July were agreed as a correct record and signed by the Chairman.</p>	
14.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>There had been no items notified as urgent.</p>	

15.	<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 agreed that all matters in Part 1 would be considered in public and all matters in Part 2 would be considered in private.</p>	
16.	<p>HAYES SOCIAL AND SPORTS CLUB, THE PAVILION, CHURCH ROAD, HAYES 65797/APP/2010/1176 (<i>Agenda Item 6</i>)</p> <p>Demolition of existing Sports and Social Club and erection of 24 apartments and 8 maisonettes, with associated landscaping and parking.</p> <p>The recommendation for approval with the amendments on the addendum sheet circulated at the meeting 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 and Enforcement 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> <p>i) Affordable Housing - The provision of 100% of the development as affordable housing by habitable room and securing that the Council must be afforded full nomination rights for the development.</p> <p>ii) Education Contribution - The provision of a contribution of £146,486 towards educational facilities.</p> <p>iii) Healthcare Contribution - The provision of a contribution of £15,745.41 towards healthcare facilities.</p> <p>iv) Community Facilities Contribution - The provision of a contribution of £20,000 towards community facilities</p> <p>v) Libraries Contribution - The provision of a contribution of £1,671.41 toward local libraries facilities.</p> <p>vi) On site construction training - £2,500 per million of build cost or the provision of onsite training of construction workers.</p> <p>vii) Off site recreational and sporting facilities - £25,095.</p> <p>viii) Project Monitoring and Management - 5% of the total cash contributions.</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 Agreement and any abortive work as a result of the agreement not being completed.</p>	<p>Action by</p> <p>James Rodger Matthew Duigan</p>

	<p>c) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.</p> <p>d) That if by the 24th August 2010, the S106 Agreement has not been finalised, delegated powers be given to the Head of Planning and Enforcement to refuse planning permission for the following reasons:</p> <p>1. The development is not considered to have made adequate provision, through planning obligations, for contributions towards affordable housing provision, educational facilities, healthcare facilities, community facilities, library facilities, construction training, off site recreational & sports facilities and project monitoring & management. Given that a legal agreement or unilateral undertaking has not been secured to address this issue, the proposal is considered to be contrary to Policy R17 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policies 3A.9, 3A.10, 3A.11, 6A.4 and 6A.5 of the London Plan and the Council's Supplementary Planning Document for Planning Obligations (Adopted July 2008).</p> <p>e) That subject to the above, the application be deferred for determination by the Head of Planning and Enforcement under delegated powers, subject to the completion of legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers to the applicant.</p> <p>That if approval was given the conditions and informatives set out in the officer's report and the amendments on the addendum sheet circulated at the meeting be attached. Condition 18as amended on the addendum sheet be amended to delete 'bikes' and insert 'bicycles'.</p>	
17.	<p>UNIT 6, HAYES BRIDGE RETAIL PARK, HAYES 51652/APP/2010/1240 (<i>Agenda Item 7</i>)</p> <p>Section 73 application to amend Condition 10 of outline planning permission ref:1911/BJ/95/0895 dated 26/01/1996: Redevelopment of site to provide 9,290 sq. metres of Class A1 (non-food retail) floor space and 278 sq. metres of Class A3 (Food and Drink) floor space (involving demolition of existing record factory building.)</p> <p>A member asked for an informative to be added to ensure that any resubmission included all information in regard to deliveries and collections to the site and an assessment of the economic impact on nearby centres. The committee agreed to the addition of the informative.</p> <p>The recommendation for refusal with the additional informative 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 an additional informative as follows:-</p>	<p>Action by</p> <p>James Rodger Matthew Duigan</p>

	<p>Additional Informative</p> <p>You are advised that any resubmission seeking to overcome the reason for refusal should be accompanied by a robust, detailed quantitative and qualitative assessment of the economic impacts of the proposal on near by centres. Additionally further detail and supporting information in relation to deliveries, servicing, loading and unloading arrangements should also be provided.</p>	
18.	<p>43-47 & REAR OF 35-43 YEADING LANE, HAYES 34799/APP/2009/2800 (<i>Agenda Item 8</i>)</p> <p>2 three-bedroom two storey semi-detached dwellings and 3 three-bedroom two storey terraced dwellings with amenity and parking space, involving the demolition of outbuildings to rear of existing dwelling No.47 and rear extensions from No.43 and installation of new crossover.</p> <p>This application was withdrawn from the agenda by the Head of Planning and Enforcement.</p>	<p>Action by</p> <p>James Rodger Matthew Duigan</p>
19.	<p>WHITEHALL SCHOOL, COWLEY ROAD, UXBRIDGE 4341/APP/2010/781 (<i>Agenda Item 9</i>)</p> <p>Variation of conditions 2 (development in accordance with approved plans) and 7 (tree survey) of planning permission ref: 4341/APP/2009/879 dated 15/02/10 (Single storey building for use as children's and adults centre, with associated parking, play area, new vehicular crossover and new pedestrian access from Whitehall Road), to relocate approved building and accessway from Whitehall Road, alter internal layout and external elevations of approved Children's Centre, relocate car parking space, refuse bin, cycle and pram storage, relocate play area to the north west of the building and remove one car parking space</p> <p>This application was withdrawn from the agenda by the Head of Planning and Enforcement.</p>	<p>Action by</p> <p>James Rodger Matthew Duigan</p>
20.	<p>ENTERPRISE HOUSE, BLYTH ROAD, HAYES - 11623/APP/2010/1252 (<i>Agenda Item 10</i>)</p> <p>Removal of 4 existing antennas, installation of 5 replacement antennas and ancillary development.</p> <p>Members asked for an additional condition to be added to ensure that the shrouding for the antennas was in a colour to match the existing building.</p> <p>The recommendation with condition 2 amended as on the addendum sheet and an additional condition on the colour of the shroud was moved, seconded and on being put to the vote was agreed.</p>	<p>Action by</p> <p>James Rodger Matthew Duigan</p>

	<p>Resolved – That the application be approved subject to the conditions and informatives set out in the officer’s report and amendment on the addendum sheet circulated at the meeting and an additional condition added as follows:-</p> <p>Additional Condition.</p>	
21.	<p>ENTERPRISE HOUSE, BLYTH ROAD, HAYES 1623/APP/2010/1575 (<i>Agenda Item 11</i>)</p> <p>Installation of 1 300mm diameter dish fixed to the roof of the water tower via a tripod support and development ancillary thereto.</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – Subject to no additional responses being received, which raise new planning considerations that have not already been considered in this report, the application be refused for the reason set out in the officer’s report.</p>	<p>Action by</p> <p>James Rodger Matthew Duigan</p>
22.	<p>ENTERPRISE HOUSE, BLYTH ROAD, HAYES - 11623/APP/2010/1576 (<i>Agenda Item 12</i>)</p> <p>Installation of 1 300mm diameter dish fixed to the roof of the water tower via a tripod support and development ancillary thereto (Application for Listed Building Consent).</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved - Subject to no additional responses being received, which raise new planning considerations that have not already been considered in this report, the application be refused for the reasons set out in the officer’s report.</p>	<p>Action by</p> <p>James Rodger Matthew Duigan</p>
23.	<p>103 HAIG ROAD, HILLINGDON 66648/APP/2009/279 (<i>Agenda Item 13</i>)</p> <p>Erection of a part two storey, part single storey rear extension with 1 rooflight (involving demolition of existing attached shed).</p> <p>The recommendation with the amendments on the addendum sheet 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 addendum sheet circulated at the meeting.</p>	<p>Action by</p> <p>James Rodger Matthew Duigan</p>

24.	<p>THIRD FLOOR, CARDINAL STREET, NEWALL ROAD, HEATHROW 3574/APP/2010/1242 (<i>Agenda Item 14</i>)</p> <p>Change of use of third floor from Class B1 office to further education college (Class D1) and variation of planning permission ref: 30796/W/86/1382 to permit only 1,597m2 of remaining floorspace to be occupied without compliance with condition 2 of planning permission ref: 30796/81/119 dated 0903/1982.</p> <p>In answer to an issue raised in relation to what facilities were being provided officers advised that there was no track record to indicate what training was to be delivered and whether it would be related to airport activities.</p> <p>The amended reason for refusal as set out in the addendum sheet 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 addendum sheet circulated at the meeting.</p>	<p>Action by</p> <p>James Rodger Matthew Duigan</p>
25.	<p>CONTROL POST 18 , NORTH WEST OF TERMINAL 5, HEATHROW AIRPORT, HOUNSLOW 67148/APP/2010/1636 (<i>Agenda Item 15</i>)</p> <p>Alterations to Control Post 18 including the provision of a canopy, a control booth and reversing the flow of one lane from outbound to inbound (Consultation under Schedule 2, Part 18 of the Town and Country Planning (General Permitted Development) Order 1995).</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That subject to no objections being received from BAA Safeguarding, NATS Safeguarding and the Environment Agency, that delegated powers be given to the Head of Planning and Enforcement to raise no objection to the Consultation, subject to the considerations set out in the officer’s report, and any additional considerations and/or informatives which may be required by BAA Safeguarding, NATS Safeguarding and the Environment Agency.</p>	<p>Action by</p> <p>James Rodger Matthew Duigan</p>
26.	<p>UXBRIDGE COLLEGE, PARK ROAD, UXBRIDGE 1127/APP/2010/1074 (<i>Agenda Item 16</i>)</p> <p>Erection of a temporary marquee linked to existing building and installation of temporary parking area (Part retrospective application.)</p> <p>Members raised concerns about the application as when the original application was approved assurances had been given by the applicant about the parking being provided. The temporary parking area at the front of the building would be detrimental to the street scene. The spaces required should be made available in the main car park that is to the rear of the site.</p>	<p>Action by</p> <p>James Rodger Matthew Duigan</p>

	<p>It was moved that the application should be refused as the application would have a visual impact detrimental to the street scene. This was seconded and on being put to the vote refusal was agreed.</p> <p>Resolved – That the application be Refused for the following reasons:-</p> <p>The proposed temporary car parking area, by virtue of its siting, design and associated reduction in landscaping, would represent a highly visible and incongruous form of development which would be detrimental to the existing landscaped setting and character of the site, street scene and area. The proposal is therefore contrary to Policies BE13, BE19 and BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).</p>	
27.	<p>SHERATON HOUSE, 2 ROCKINGHAM ROAD, UXBRIDGE 51647/APP/2010/424 (Agenda Item 17)</p> <p>Change of first and second floor use from Class A2 (offices) to Class C3 (residential) to include 2 one- bedroom and 4 two-bedroom self-contained flats with alterations to existing side to include new dormer window at second floor and window at first floor, 6 balconies to rear, access ramp to front and associated parking.</p> <p>The committee raised a number of concerns in relation to this application. The area was in an Industrial Business Area and the Local Development Framework stated that Industrial Areas should be protected for future growth. The existing light industrial would have an impact on the proposed residential units. The amenity space provided met the requirements but was not felt to be a quality space. There had been no pedestrian access provided on the site.</p> <p>Concerns were also raised in relation to the sustainability of the development as all bathrooms had no external windows. The layout and location of the proposal being on a very busy road was not felt to be a suitable site for residential development.</p> <p>In answer to an issue raised in relation to the operating hours of the adjoining industrial units officers advised that their operating hours was from 7 am to 7 pm Monday to Saturday.</p> <p>It was moved and seconded that the application be refused on grounds that the proposal would impact on the adjoining Industrial uses and prejudice growth, the play area not being useable, safe or secure and the amenity space not of an unacceptable quality. On being put to the vote refusal was agreed.</p> <p>Resolved – That the application be Refused for the following reasons:-</p>	<p>Action by</p> <p>James Rodger Matthew Duigan</p>

1. Poor quality of amenity space

The proposed development does not provide usable, attractively laid out and conveniently located amenity space in relation to the proposed flats it would serve, detrimental to the residential amenity of future occupiers (including children) and contrary to Policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and guidance within the Council's Supplementary Planning Document on Residential Layouts.

2. Loss of employment land

The proposal would result in the unacceptable loss of employment land within the North Uxbridge Industrial and Business Area, which is also designated as a Strategic Industrial Location in the London Plan, contrary to Policy LE2 of the Hillingdon Unitary Development Plan Saved Policies September(2007), Policy 3B.4 of the London Plan (February 2008) and recommendations within the Council's Employment Land Study (July 2009).

3. Principle of development

The application site lies within the North Uxbridge Industrial and Business Area (IBA), the introduction of a residential use in this location is inappropriate and would have a sterilising effect on the operation of current and future units within the North Uxbridge Industrial and Business Area and thereby introduce an unacceptable constraint for the redevelopment of nearby sites within the IBA. Furthermore, the applicant has failed to demonstrate that there is no potential for the site to be utilised for uses which are appropriate within an IBA. The proposal is therefore considered to be contrary to Policies LE2 and BE14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 3B.4 of the London Plan.

4. Access to bins and amenity area

The proposed layout fails to provide convenient and safe access for future occupiers to the refuse store and amenity area, detrimental to residential amenity and pedestrian safety, and contrary to Policies BE19, BE23 and AM7(ii) of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policy 4B.1 and 4A.22 of the London Plan (Consolidated with Alterations since 2004) and guidance within the Council's Supplementary Planning Document on Residential Layouts.

Informative:

You are advised that any resubmission of the planning application to overcome reasons for refusal should ensure that separate waste and recycling storage facilities are provided for the ground floor office use and the first and second floor residences. In addition, the designs shown in any resubmission should

	demonstrate that convenient, separate and safe access for future occupiers should be provided from the dwellings to the street, the refuse store and amenity area.	
28.	<p>ENFORCEMENT REPORT (<i>Agenda Item 18</i>)</p> <p>The committee discussed the report and asked officer to clarify the uses on the site and amend the notices to be served accordingly.</p> <p>Resolved</p> <ol style="list-style-type: none"> 1. That enforcement action as recommended in the officer's report and amendments agreed by the committee be agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in this report be released into the public domain, solely for the purpose of issuing the formal enforcement notice to the individual concerned. 	<p>Action by</p> <p>James Rodger Matthew Duigan</p>
29.	<p>ENFORCEMENT REPORT (<i>Agenda Item 19</i>)</p> <p>Resolved</p> <ol style="list-style-type: none"> 1. That enforcement action 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 be released into the public domain, solely for the purpose of issuing the formal enforcement notice to the individual concerned. 	<p>Action by</p> <p>James Rodger Matthew Duigan</p>
30.	<p>ENFORCEMENT REPORT (<i>Agenda Item 20</i>)</p> <p>Officers advised the committee that amendment needed to be made to some of the recommendations contained in the officer's report.</p> <p>The recommendation with the amendments in the addendum circulated at the meeting was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved</p> <ol style="list-style-type: none"> 1. That enforcement action recommended in the officer's report and as amended on an addendum circulated at the meeting be agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in this report be released into the public domain, solely for the purpose of issuing the formal enforcement notice to the individual concerned. 	<p>Action by</p> <p>James Rodger Matthew Duigan</p>

<p>31.</p>	<p>ENTERPRISE HOUSE, BLYTH ROAD, HAYES , 11623/APP/2010/1580 (<i>Agenda Item 21</i>)</p> <p>The removal of 4 existing antennas, installation of 5 replacement antennas and ancillary development (Application for Listed Building Consent)</p> <p>Members asked for condition 2 to be amended by adding the numeral "3" before the words "within" and "months".</p> <p>The recommendation with condition 2 and 4 amended 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 addendum sheet circulated at the meeting. With Condition 2 and 4 amended as follows:-</p> <p>Amended Condition 2</p> <p>Any damage caused to the building in execution of the works shall be made good to the satisfaction of the Local Planning Authority within 3 months of the works being completed.</p> <p>REASON To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).</p> <p>Amended Condition 4</p> <p>When the installation is no longer required for the purposes of telecommunication the installation and all associated equipment shall be removed and the site restored to its original state.</p> <p>REASON To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).</p>	<p>Action by</p> <p>James Rodger Matthew Duigan</p>
<p>The meeting, which commenced at 7.00 pm, closed at 9.30 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.