

## Minutes

### CENTRAL & SOUTH PLANNING COMMITTEE

11 October 2011

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



	<p><b>Committee Members Present:</b> Councillors John Hensley (Chairman) Judith Cooper (Vice-Chairman) Wayne Bridges Janet Duncan (Labour Lead) Neil Fyfe Dominic Gilham Robin Sansarpuri Brian Stead</p> <p><b>LBH Officers Present:</b> James Rodger – Head of Planning Matthew Duigan – Senior Planning Officer Sarah White – Legal Advisor Natasha Dogra – Democratic Services Officer</p>	
114.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Councillor Dominic Gilham declared a personal interest in item 11 (Former Hillingdon Irish Centre, Royal Lane) as he was a Ward Councillor. Cllr Gilham remained in the room for discussions and voted on the item.</p> <p>Councillor Wayne Bridges declared a personal interest in item 6 (Knights of Hillingdon Florists, Uxbridge Road) and item 12 (Land Fronting Knights Gardens Opposite 943-945 Uxbridge Road) as he was a Ward Councillor. Cllr Bridges remained in the room for discussions and voted on the item.</p> <p>Councillor Janet Duncan declared a personal and prejudicial interest in item 15 (18 Frays Avenue) as she was a resident of Frays Avenue. Cllr Duncan left the room whilst discussions took place and did not vote on the item.</p>	Action by
115.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p>The minutes were agreed as an accurate record by the Committee.</p>	Action by

116.	<p><b>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</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that items marked 6 to 15 were Part 1 and would be considered in public. Items 17 to 21 were marked Part 2 and would be considered in private. It was confirmed that items 9 and 10 has been withdrawn from the agenda prior to the meeting.</p>	Action by
117.	<p><b>KNIGHTS OF HILLINGDON FLORISTS UXBRIDGE ROAD, HILLINGDON 15407/APP/2010/2209</b> (<i>Agenda Item 6</i>)</p> <p>Reserved matters (landscaping) in compliance with condition 2 of the Secretary of State's Appeal Decision ref: APP/R5510/A/09/2119085 dated 17/06/2010 (LBH ref: 15407/APP/2009/1838): Erection of new health centre and 12 residential units with ancillary car parking and landscaped amenity space (involving demolition of existing building).</p> <p>Officers presented the report and maps relating to the application. Members raised concerns over the height of the landscaping surrounding the site. Members were concerned that an over-shadowing diagram was not included in the plans for the site as the height of the hedges was shown as 4metres on one map but 2.4metres on a plan.</p> <p>The Committee said hedges of such a large height may cause a significant shadowing effect on neighbouring gardens. Officers said they had consulted neighbours and such concerns had not been raised. Members said they did not feel comfortable making a decision on this application without undertaking the relevant investigations.</p> <p><b>Resolved:</b>  <b>It was proposed and seconded that the item be deferred for the following reasons:</b></p> <p><b>The application was unanimously deferred to allow the following actions to be taken before being represented to committee:</b></p> <ul style="list-style-type: none"> <li>▪ <b>Establish height of existing structures on boundary with 1 DeSalis.</b></li> <li>▪ <b>Establish extent of existing shadowing on rear garden of with 1 DeSalis.</b></li> <li>▪ <b>Clarify height of proposed boundary wall and planting</b></li> <li>▪ <b>Establish extent of proposed shadowing on 1 DeSalis.</b></li> <li>▪ <b>Visit the occupiers of 1 DeSalis and ask what boundary treatment/screen planting they would prefer.</b></li> <li>▪ <b>Applicant to provide existing and proposed sectional drawings to show what can be seen of 1 DeSalis from existing building and proposed building.</b></li> <li>▪ <b>Integrate addendum and the above into committee report,</b></li> </ul>	<p>Action by</p> <p><i>JACQUES DU PLESSIS, PEECS</i></p>

	<b>with approval from Legal Services.</b>	
118.	<p><b>LONG HAUL CATERING BASE SCYLLA ROAD, HEATHROW AIRPORT 50270/APP/2011/1422</b> (<i>Agenda Item 7</i>)</p> <p>A) Detailed planning permission for 10,194sqm (Gross External Area (GEA)) of commercial floorspace (B1c/B2/B8 Use Classes) on Plot 3 including a new access from Scylla Road and associated car parking, landscaping and ancillary works.</p> <p>B) Outline planning permission (all matters reserved) for development to provide up to 6,294sqm (GEA) of flexible B1c/B2/B8 floorspace for Plot 1 and up to 8,163sqm (GEA). of flexible B1c/B2/B8 floorspace for Plot 2 with associated car parking, landscaping and ancillary works. (Hybrid Application)</p> <p>Officers presented their report and informed Members that the storage building would be used to store airport related materials only. Planning Officers informed Members that the Highways Officer had raised some concerns with the width of the road at certain turning points, as very large vehicles would be using the access road. The Highways Officer informed the Committee that he had requested that the applicant undertake a detailed access road survey to ensure large vehicles could turn safely along the road. Members queried whether widening of the access road would impede on Plot 1 and Plot 2 on the site. Officers said this was a possibility.</p> <p>The Committee asked whether there was pedestrian access along the road. Officer said pedestrian access was highlighted on the plans.</p> <p><b>Resolved:</b>  <b>It was proposed and seconded that the application be approved as per the Officer's report, addendum change and the replacement of plan reference 30234/PL/116 with 30234/PL/116 Rev A wherever this occurred in the report.</b></p>	<p><b>Action by</b></p> <p><i>Matt Kolaszewski PEECS</i></p>
119.	<p><b>19-22 CHIPPENDALE WAYE AND CAR PARK AREA TO REAR OF 23-28 CHIPPENDALE WAYE, UXBRIDGE 67544/APP/2011/736</b> (<i>Agenda Item 8</i>)</p> <p>Erection of a two storey building comprising 12, one-bedroom supported housing units, along with ancillary office space and associated landscaping for new building, alterations to car parking and access arrangements (both vehicular and pedestrian) (involving demolition of dwellings known as 19, 20, 21 and 22 Chippendale Way).</p> <p>Officers presented their report to the Committee and said Members had undertaken a site visit on 11 October 2011. Members said the houses with private parking should be allocated lockable bollards in their parking spaces. Officers informed Members that Officers would visit the area to ensure only authorised people were parking in the area. Officers said it may be possible to monitor parking using electronic devices in the future.</p>	<p><b>Action by</b></p>

	<p><b>Resolved:</b> It was moved and seconded that the application be approved as per the Officer's recommendation and the addendum changes as follows:</p> <p>- Condition 36 should read as follows: 'Prior to the development of the site; a car parking Management Strategy, including allocation and management of spaces, lockable bollards for resident parking spaces, parking control and enforcement, CCTV coverage within the access road and parking area, and the control of the gate to Chippendale Alley shall be submitted to and approved in writing by the Local Planning Authority. Parking spaces shall be allocated as follows: i) 13 parking spaces shall be allocated and reserved for use of the neighbouring nursery; ii) 3 parking spaces shall be allocated and reserved for the use of the supported housing units; and iii) 6 spaces shall be allocated and reserved for the use of the neighbouring properties.</p> <p><b>REASON</b> To ensure that an adequate level of parking provision is provided for the proposed use and the existing Nursery to prevent inappropriate parking of vehicles associated with the use hereby approved in surrounding streets, and to accord with policy AM7 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).'</p>	<p>Matt Kolaszewski PEECS</p>
120.	<p><b>70 STATION ROAD, WEST DRAYTON 2954/APP/2011/1901</b> (Agenda Item 9)</p> <p>This item was withdrawn from the agenda by the applicant prior to the meeting.</p>	Action by
121.	<p><b>6 BURLEIGH ROAD, HILLINGDON 11057/APP/2011/2026</b> (Agenda Item 10)</p> <p>This item was withdrawn from the agenda by the applicant prior to the meeting.</p>	Action by
122.	<p><b>FORMER HILLINGDON IRISH CENTRE ROYAL LANE, HILLINGDON 267/APP/2011/1383</b> (Agenda Item 11)</p> <p>Change of use of the site and building from former Hillingdon Irish Centre (Sui Generis) to Class D1 (non-residential institution) for use as a community centre and place of religious worship, with ancillary managers flat, including carrying out of external alterations to parking area and landscaping, existing facade and roof, alterations and additions to opening, ramp to main entrance and covered porch, internal alterations, including to layout, creation of kitchen at ground level, repositioning of stairs, and alterations to toilet areas.</p> <p>Although a petition had been received in objection to this application the petitioner was not present to address the Committee.</p>	Action by

	<p>Officers presented their report to Members and said that a parking management scheme was used in this area due to a large influx of vehicles to the surrounding roads. Members agreed that although the centre was used as a place for worship prior to this application it had been in use before a parking management scheme was set in place, therefore allowing users of the centre to park in the surrounding area.</p> <p>Officers informed the Committee that the applicant had submitted a letter to the Head of Planning stating that they would enter into a S106 agreement with the Local Authority to cap the number of users of the centre to ensure that parking would not be a problem. The Head of Planning informed Members that this would not be a workable agreement as it would require an officer to count the number of people in the centre around busy periods such as religious festivals. Members agreed that this was not a feasible agreement.</p> <p>Members asked Officers whether disabled parking spaces were highlighted on the plans. Officers said of the 15 spaces none were designated disabled bays, however the creation of these on the site was possible. Officers said 10% of the spaces would need to be designated disabled bays.</p> <p><b>Resolved:</b>  <b>It was moved and seconded that the application be refused. The application was unanimously refused in accordance with the officer's report and addendum, and with the following informatives:</b></p> <p><b>"1. You are advised that the front elevation drawing as proposed indicates an additional door way to the toilet area which is not indicated on the relevant ground floor plans. The Council expects that drawings should be accurate and consistent between plans and elevations."</b></p> <p><b>"2. You are advised that at least 1 disabled car parking space should be provided, and that this would have been required by condition had approval been recommended."</b></p>	<p><i>Adrien Waite, PEECS</i></p>
123.	<p><b>LAND FRONTING KNIGHTS GARDENS OPPOSITE 943-945 UXBRIDGE ROAD, HILLINGDON 67975/ADV/2011/60</b> (<i>Agenda Item 12</i>)</p> <p>Installation of 6m x 3m billboard on 1m high base.</p> <p>Officers presented their report to the Committee. Members queried whether the billboard would impede on the cycle track. Officers clarified that the billboard was strictly only on the grass verge and did not obstruct the cycle lane.</p> <p><b>Resolved:</b>  <b>It was moved and seconded that the application be approved. It was unanimously agreed that the application be approved as per the officer's report, addendum sheet and the following</b></p>	<p><b>Action by</b></p> <p><i>Mark Smith, PEECS</i></p>

	<p><b>informative:</b>  <b>“You are advised that the approval is based on the precise location and orientation of the sign. Any alteration would require further approval.”</b></p>	
124.	<p><b>HOLLOWAY LANE QUARRY HOLLOWAY LANE,  HARMONDSWORTH 43155/APP/2010/1417 (Agenda Item 13)</b></p> <p>Temporary wood recycling operation (Part retrospective application).  <b>Deferred from Central and South Committee 19/04/2011.</b></p> <p>Officers presented their report to the Committee and informed Members that the activity taking place on the site was not that for which permission had been granted for in the previous application. The use of the site had a detrimental affect on the surrounding environment. Officers said the applicant had undertaken a Traffic Impact Assessment, however it was not based on quantative data and Officers did not accept that a suitable assessment had been undertaken.</p> <p>Officer stated that the volume of traffic into and out of the site was directly proportional to the use of the site. Members noted from the plans of the site that more than one access way was being used to and from the site. Officers said comments from the Fire Brigade stated that the current site was dangerous and posed a health and safety hazard.</p> <p>Members of the Committee agreed that the activity operating from the site had not been approved by the Planning Committee. Members said it was inappropriate use of green belt land and was not what the applicants had applied for.</p> <p><b>Resolved:</b>  <b>It was moved and seconded that the application be refused. It was unanimously agreed that the application be refused as per the Officer’s report, addendum and the following additional refusal reason:</b></p> <p><b>“The application fails to provide an accurate assessment of the traffic impacts that would be associated with the development, including vehicular movements, swept paths, and lorry routes, and as such the scheme fails to demonstrate that it would not be detrimental to highway and pedestrian safety and free flow of traffic, contrary to the Council’s Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).”</b></p> <p><b>The following informative should also be added:</b></p> <p><b>“You are advised that the Fire Brigade has raised concern:</b></p> <p><b>No consent under Part III, Storage of Flammable Materials, Greater London Council (General Powers) Acts 1968 and 1978 (GPA) has been requested or granted. From the application it would appear from the size of the ‘stacks’ that they are not exempt from the need for consent by the Fire Authority, see Part III, 21 of (GPA).</b></p>	<p><b>Action by</b></p> <p><i>Mark Smith,  PEECS</i></p>

	<p>Following a large fire on the 4/10/11 the Fire Authority are currently investigating the fire safety arrangements and the cause of the fire. We are still awaiting the findings of these investigations. However we can confirm we are concerned over the general fire prevention regime as we have attended various fire incidents over the last few years - the fire on the 4/10/11 being the second major fire this year."</p>	
125.	<p><b>1 WESTFIELD COTTAGES SIPSON LANE, HARLINGTON 67100/APP/2011/367</b> (<i>Agenda Item 14</i>)</p> <p>Two storey side extension, involving raising the ridge height of the existing barn/store roof and conversion of attached barns/stores to habitable accommodation (works involve demolition of unauthorised single storey side extension and external alteration works).</p> <p>Officers presented their report to the Committee. Members asked comments had been received from the Council's Heritage Officer and/or Urban Design. Officers said these comments had not been sought.</p> <p><b>Resolved:</b>  <b>It was moved and seconded that the application be deferred for the reasons set out below. It was unanimously agreed that the application be deferred for the following reasons:</b></p> <p><b>The application was deferred to allow the following actions to be taken before being represented to committee:</b></p> <p><b>1. Obtain comments from Urban Design/Heritage Officer, in particular comments are requested in relation to:</b></p> <p><b>i. Reinstatement of wood panels or if this should just be reclaimed wood.</b></p> <p><b>ii. Design of windows and if these should be more consistent</b></p> <p><b>2. Integrate addendum into report</b></p>	<p><b>Action by</b></p> <p><i>Richard Philips, PEECS</i></p>
126.	<p><b>18 FRAYS AVENUE WEST DRAYTON 67620/APP/2011/877</b> (<i>Agenda Item 15</i>)</p> <p>Erection of a single storey rear extension and single storey side extension involving alterations to side (Part-Retrospective)</p> <p>Officer's presented their report to the Committee.</p> <p><b>Resolved:</b>  <b>It was moved and seconded that the application be approved. It was unanimously agreed that the application be approved as per the Officer's report and deleting the information on the addendum sheet.</b></p>	<p><b>Action by</b></p> <p><i>Adam Flynn, PEECS</i></p>
127.	<p><b>S106 QUARTERLY MONITORING REPORT - UP TO 30 JUNE 2011</b> (<i>Agenda Item 16</i>)</p>	<p><b>Action by</b></p>

	<b>Resolved:</b> <b>The Committee noted the S106 quarterly monitoring report.</b>	
128.	<b>ENF/597/08</b> ( <i>Agenda Item 17</i> )  <b>Resolved:</b> <b>The Committee determined this application as per officer recommendation.</b>	<b>Action by</b>  <i>Matt Duigan,</i> <i>PEECS</i>
129.	<b>ENF/597/08</b> ( <i>Agenda Item 18</i> )  <b>Resolved:</b> <b>The Committee determined this application as per officer recommendation.</b>	<b>Action by</b>  <i>Matt Duigan,</i> <i>PEECS</i>
130.	<b>ENF/427/10</b> ( <i>Agenda Item 19</i> )  <b>Resolved:</b> <b>The Committee determined this application as per officer recommendation and information in the addendum sheet.</b>	<b>Action by</b>  <i>Matt Duigan,</i> <i>PEECS</i>
131.	<b>ENF/304/09</b> ( <i>Agenda Item 20</i> )  <b>Resolved:</b> <b>The Committee determined this application as per officer recommendation.</b>	<b>Action by</b>  <i>Matt Duigan,</i> <i>PEECS</i>
132.	<b>ENF/195/11</b> ( <i>Agenda Item 21</i> )  <b>Resolved:</b> <b>The Committee determined this application as per officer recommendation.</b>	<b>Action by</b>  <i>Matt Duigan,</i> <i>PEECS</i>
	The meeting, which commenced at 7.00 pm, closed at 9.10 pm.	

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.