

## Minutes

### CENTRAL & SOUTH PLANNING COMMITTEE

6 March 2012

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



HILLINGDON  
LONDON

	<p><b>Committee Members Present:</b> Councillors John Hensley (Chairman) Judith Cooper (Vice-Chairman) Wayne Bridges Janet Duncan Neil Fyfe Dominic Gilham Robin Sansarpuri Brian Stead</p> <p><b>LBH Officers Present:</b> James Rodger - Head of Planning, Consumer Protection, Sports and Green Spaces Rory Stracey – Legal Advisor, Matt Duigan – Team Manager – Central &amp; South Team Manmohan Ranger – Highways Engineer Nadia Williams – Democratic Services</p> <p><b>Also Present:</b> Councillor David Benson</p>	
251.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>There we no apologies submitted.</p>	
252.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Councillor Neil Fife declared a personal and prejudicial interest in Item 8 – 4, 5 &amp; 6 School Approach, Fredora Avenue, Hayes, as the application was in his ward and left the meeting whilst this item was discussed.</p> <p>Councillor Dominic Gilham declared a personal interest in Item 12 – 89 - 90 High Street and 45, 47 47A Albert Road, Hayes, as the application was in his ward and remained in the meeting to discuss and vote on this item.</p> <p>Councillor Janet Duncan declared a personal interest in Item 11 – 22 and 24 Swanage Way, Hayes, as the application was in her ward and remained in the meeting to discuss and vote on this item.</p> <p>Councillor John Hensley declared a personal and prejudicial interest in Item 14– Brunel University, Kingston Lane, Hillingdon, as an adviser and ex don of the University and left the meeting whilst the item was</p>	

	<p>discussed.</p> <p>Councillor Brian Stead declared a personal interest in Item 14 – Brunel University, Kingston Lane, Hillingdon, as the application was in his ward and remained in the meeting to discuss and vote on this item.</p>	
253.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING HELD ON 14 FEBRUARY 2012</b> (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 14 February 2012 were agreed as a correct record and signed by the Chairman.</p>	
254.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>There were no matters notified in advance as urgent.</p>	
255.	<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 all items marked Part 1 would be heard in public and all items marked Part 2 would be heard in private.</p>	
256.	<p><b>SAINSBURY'S SUPERMARKET, YORK ROAD, UXBRIDGE 39439/APP/2011/738</b> (<i>Agenda Item 6</i>)</p> <p><b>Alterations and extensions to existing store consisting of an additional 5,059 sq.m (GEA) two storey extension accommodating retail floorspace, café and children's learning unit; alterations and re-configuration of access and car parking including the creation of a car parking deck; ancillary plant, equipment and associated landscaping.</b></p> <p>In introducing the report, officers directed the Committee to the top of page 25 to note that it should read “<i>the development permitted by planning permission...</i>”</p> <p>Members were informed that the Head of Term relating to the energy and Condition 5, which related to the external storage area, were no longer necessary, as the applicant had submitted additional information which addressed the head of term and as such, could be removed from the S106 Heads of Term agreed at the meeting n 21 November 2011.</p> <p>The Committee asked for a limit to be placed on the external storage area and condition 4 was amended by deleting the word ‘display’ and by adding the sentence ‘<i>The height of any goods, material, equipment etc shall not be stacked higher than the retaining wall to the boundary of the school or 4m (which ever is the lower)</i>’.</p> <p>A member commented that the Committee had not been provided with plans for the delivery and storage area. Officers advised that condition 11 had been imposed requiring details of all traffic arrangements to be</p>	<p><b>Action by</b></p> <p>James Rodger Matt Duigan</p>

provided prior to commencement of the development.

The Committee attached an additional informative in relation to Condition 11, to ensure that goods or materials stored in the storage area did not obstruct vehicle movements.

Condition 31 was amended by adding the word 'and' between 'approved'.

The recommendation with amended Conditions 4, 31 and additional informative was moved, seconded and on being put to the vote was agreed.

### **Resolved**

**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:**

- i) A financial contribution of up to £40,000 will be sought towards parking management/restrictions in the surrounding streets highway and pedestrian safety and improvement works subject to further studies to be funded by the applicant.**
- ii) A contribution in the sum of £10,000 is sought to enable off-site landscaping improvements along Belmont Road and/or within the vicinity of the site.**
- iii) A scheme to be submitted to and approved by the Council detailing how construction training will be provided to Hillingdon residents, or a contribution towards construction training for Hillingdon residents in the sum of £2,500 for every £1m build cost.**
- iv) A contribution of £14,000 towards CCTV provision.**
- v) A contribution in the sum of £30,000 is sought to address town centre improvements within the vicinity of the area.**
- vi) A contribution of £12,500 towards the management of air quality within the vicinity of the site.**
- vii) 5% of total cash contributions secured towards the management and monitoring of the resulting agreement.**

**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.**

**C) That officers be authorised to negotiate and agree the detailed**

	<p>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 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 amended conditions 4 and 31 above be attached together with the following additional informative:</p> <p><i>'You are advised that in relation to condition 11, the Council will expect the submitted details to demonstrate that any external storage in the service yard is located in a manner which does not interfere with vehicle movements'.</i></p>	
257.	<p><b>KMS MOTORS REAR OF DAWLEY PARADE, DAWLEY ROAD, HAYES 3587/APP/2011/2031 (Agenda Item 7)</b></p> <p><b>Application for a new planning permission to replace extant planning permission (Appeal Decision ref. APP/R5510/A/08/2071434 dated 15/10/2008.): demolition of existing garages and erection of a new two storey residential building comprising three units (2 studio flats and 1 one-bedroom flat) with four parking spaces and communal amenity spaces. (LBH Ref: 3587/APP/2007/2478 dated 07/08/2007).</b></p> <p>In accordance with the Council's constitution a representative of the petitioners in objection to the application addressed the meeting.</p> <p>The petitioner made the following points:</p> <ul style="list-style-type: none"> <li>• The proposed development would be in breach 10 Conditions out of the 16 imposed</li> <li>• Regarding Informative AM7 - there were already 18 flats in the area and traffic generated by the proposed development would intensify the problems with parking that already existed in the area</li> <li>• Indicated that there was also a row of shops with flats on top</li> <li>• Suggested that rear gardens would be facing proposed development</li> <li>• That it would be a disaster to add more flats on the same site</li> </ul>	<p><b>Action by</b></p> <p>James Rodger Matt Duigan</p>

and would result in over development

- That the proposed development would result in overlooking with less than 15m between the houses
- Advised that Informative 2 – AM7, BE13, 19, 21, 24, LPP3.5, LPP7.1 and OE1 would not be taken into consideration by this proposed development
- Rejected the Inspector's comment and felt that the proposed development would lead to 100% breach of privacy and would be detrimental to the area
- Stated that seventeen properties would be affected
- Advised that some families would not open their curtains due to overlooking.

The Chairman emphasised that the Committee could not refuse the application, as it had been approved by the Inspector and explained that the only course available for petitioners was through a Judicial Review.

The agent spoke and advised that demolition of the site had occurred as a result of a fire and confirmed that construction had not commenced on the KMS application site.

Officers advised that there were conditions relating to construction management of the site, which must be satisfied prior to commencement of the proposed development.

In response to a query about the petitioners' concerns not being addressed in the report, officers advised that the nature of the petitioners' objections had not been set out in the petition.

A Member suggested that an addition condition should be attached to ensure compliance with the Lifetime Home Standards.

The Committee attached an additional condition requiring details of defensible space to be provided prior to commencement of the development, to protect the downstairs patio windows and doors of residents from overlooking.

The recommendation for approval and two additional conditions was moved and seconded and on being put to the vote was agreed.

**Resolved – That the application be approved, subject to the conditions and informatives set out in the officers report and addendum sheet circulated at the meeting; and the following additional conditions:**

- **The standard condition RES18 (Life Time Homes)**
- ***Details of defensible space including railings, gates, fencing and landscaping to the front of ground floor habitable room windows, shall be submitted to the Council for approval prior to commencement of the development. The approved details shall be implemented prior to occupation of the development and***

	<p><b><i>thereafter retained and maintained for the life of the development.</i></b></p> <p><b>Reason</b></p> <p><b><i>In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in with the London Plan (July 2011).</i></b></p>	
258.	<p><b>4, 5 &amp; 6 SCHOOL APPROACH, FREDORA AVENUE, HAYES 63421/APP/2011/3088 (Agenda Item 8)</b></p> <p><b>1 x 3-bed two storey detached dwelling with associated parking and amenity space, involving demolition of 3 no. existing garage units</b></p> <p>In introducing the report, officer asked Members to note the overtyping at the top line on page 68 which should read “<i>No development shall take place until landscape...</i>”</p> <p>Petitioners objecting to the application were not present at the meeting. The agent did not wish to speak.</p> <p>A Member expressed concerns about the issue of safeguarding living conditions for the future occupiers, as the front door of the proposed development would be on the access road to the Grange Park NHS clinic.</p> <p>Officers advised that the PCT had been in operation for over 20 years and the Inspector had concluded that the issue of right of way was a civil matter and therefore was not a matter that could be considered by the Planning Committee.</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p><b>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.</b></p>	<p><b>Action by</b></p> <p>James Rodger Matt Duigan</p>
259.	<p><b>HARVARD HOUSE, SUMMERHOUSE LANE, HARMONDSWORTH 67230/APP/2010/1905 (Agenda Item 9)</b></p> <p><b>Change of use from Class B1 (Office) to Class C1 (Hotels and Halls of Residence) for use as hotel with restaurant and installation of 1 rear and side dormers and new door to ground floor side.</b></p> <p>In accordance with the Council’s constitution a representative of the</p>	<p><b>Action by</b></p> <p>James Rodger Matt Duigan</p>

petitioners objecting to the proposal and the agent addressed the meeting.

The petitioner made the following points:

- The building had been used for the last 40 years as offices, Monday to Friday from 9am to 5pm with no disturbances to residents
- Hotel users would be arriving and departing late into the night and in the early hours of the morning to catch flights and would result in noise from doors slamming and gates shutting
- There would not be enough room for taxis to pull up in the hotel, which would result in passengers being dropped off right outside residents' houses
- Harvard House was surrounded by homes with young families who would be affected by noise in a quiet residential lane
- Residents had a right to privacy and family life and considered that regulation HR1998, article 8 allowed for them to be afforded this right
- There were currently issues with parking in Summerhouse Lane; additional parking from delivery vehicles to the hotel would result in unacceptable traffic congestion
- Parking problems would be further compounded by 24/7 parking in the area by hotel users
- Access to Harvard House was on a narrow stretch of Summerhouse Lane and concerned that delivery vehicles would obstruct the lane, which could prevent emergency vehicles reaching residents
- Suggested that delivery times for any future office occupiers of this building should be between the hours of 09.30am to 14.30pm to avoid school drop-off and pick-up times at the primary and nursery schools at the other end of the lane
- Already in a high pollution area and cooking fumes and smells 365 days a year from the hotel would be unacceptable and regardless of the height of the flues, cooking smells would blow into residents' homes and gardens.

A Ward Councillor addressed the meeting and made the following points:

- Supported all the points that had been raised by the petitioners
- Reiterated that Summerhouse Lane was a residential area with families with young children served by a nursery and a school
- A business had operated from Harvard House for over the last 40 years from 9am to 5pm
- Acknowledged that there was currently an increasing requirement for more accommodation
- Suggested that Bath Road was now served exclusively by hotel accommodations
- The village had been blighted for over 20 years and did not need another hotel in this residential area
- Suggested that there were ample public houses, restaurants and enough parking in Harmondsworth House and saw no

reason for Harvard House to be converted into a hotel.

The agent made the following points:

- Had lived in the area for 15 years
- Disagreed with points raised about parking issues, as traffic occurred only during the school run
- Suggest that there was not so much traffic during the evenings as claimed
- Cars were directed from Harmondsworth Hall to park in Harvard House car park and not on the road
- Period properties were difficult to sell and Harvard House had been on the market for 18 months without a successful buyer
- Harvard House was a listed building which would depreciate and become dilapidated if not sold
- In respect of the proposed restaurant, suggested that the local public houses only offered 'pub food'

In answer to a question as to why the car park at Harvard House was being used by guests at Harmondsworth Hall for parking, the applicant explained that this was for security reasons.

The Committee attached additional conditions requiring an outline of the acoustic measures that were being proposed, as well as to ensure that the existing kitchen door remained closed and only opened in the event of an emergency. A further condition was attached requiring soft gravel in the parking and manoeuvring area to reduce the gravel noise.

Condition 12 was amended by deleting the word 'disposal' in the second paragraph on page 87 in the report.

A member highlighted that the paragraph in the report at 7.01 (point (i)) did not apply to this proposed development as it was not in a mixed use area, was not on a primary or secondary road and no public transport. Expressed concerns about the use of Policy T4.

The Chairman asked officers to explain points T4 to the Committee.

Officers explained each point and advised that there were bed and breakfast and other uses in the area and on balance; it was an area where houses were changing in use with some mixed use in the locality. The proposed development was near a main road (Class A) and there was no requirement for it to be located on a main road.

Officers explained that point (iii) had been a key concern of the Noise Officer and a robust condition had been imposed to control noise, lighting, hours etc.

With regard to parking, officers advised that this proposed 9 bedroom development had three parking spaces and refusal on this ground was unlikely to stand on appeal.

Officers stated that advice had been sought from the Noise and Highway officers and indicated that refusal could therefore not be



	<p>sported on the basis of Policy T4.</p> <p>The Committee requested Condition 25 on parking to be more robustly worded to ensure that all parking was contained within the curtilage of the proposed development.</p> <p>In response to a query raised about Policy LE4 which restricted office space, officers advised this had been included in the report in error as this application was not an industrial use. The Head of Planning Consumer Protection, Sport and Green Spaces asked the Committee to strike out that part of the report.</p> <p>The Chairman indicated that the application should be deferred in order for officers to review the report and provide the appropriate policy committee for the Committee to consider.</p> <p>The Legal Advisor commented that Planning Officers had pointed out the error in the report and had asked the Committee to disregard that area in the report. However, Committee members could also request officers to review the report.</p> <p>In response to a query, officers confirmed that no comments had been received from the Council's Planning Policy Team.</p> <p>It was moved, seconded and agreed that the application be deferred for clarity and Policy comments.</p> <p><b>Resolved – That the application be deferred for clarity and Policy comments.</b></p>	
260.	<p><b>HARVARD HOUSE, SUMMERHOUSE LANE, HARMONDSWORTH 67230/APP/2010/1906</b> (<i>Agenda Item 10</i>)</p> <p><b>Change of use from Class B1 (Office) to Class C1 (Hotels and Halls of Residence) for use as hotel with restaurant and installation of 1 rear and side dormers and new door to ground floor side (Application for Listed Building Consent.)</b></p> <p>It was moved, seconded and agreed that the application be deferred for clarity and Policy comments.</p> <p><b>Resolved – That the application be deferred for clarity and Policy comments.</b></p>	<p><b>Action by</b></p> <p>James Rodger Matt Duigan</p>
261.	<p><b>22 AND 24 SWANAGE WAY, HAYES 27172/APP/2011/1183</b> (<i>Agenda Item 11</i>)</p> <p><b>Change of use of existing dwelling house to care home involving first floor rear extension and conversion of roof space to habitable use to include a rear dormer, 4 front rooflights and conversion of roof from hip to gable end with a new gable end window to form 2 new bedrooms and extension to existing single storey detached outbuilding to rear (Resubmission)</b></p> <p>There were no petitioners present and the applicant did not wish to</p>	<p><b>Action by</b></p> <p>James Rodger Matt Duigan</p>

	<p>Speak.</p> <p>The Committee amended refusal reason 3 by inserting the words ‘and position’ between the words ‘foot print’ and ‘is’.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be refused for the reasons set out in the officer’s report.</b></p>	
262.	<p><b>89-90 HIGH STREET AND 45, 47 47A ALBERT ROAD, HAYES 64714/APP/2009/778</b> (<i>Agenda Item 12</i>)</p> <p><b>Change of use of first and second floor from retail to residential forming 7 one-bedroom flats, and 1 studio flat, involving a second floor extension, roof terrace at third floor level, remodelling of existing elevations to include new balconies, alterations to form new entrance area at ground floor and associated parking to rear of land at 45, 47, and 47A Albert Road.</b></p> <p>In introducing the report, officers directed the Committee to note the addendum (circulated at the meeting) to which was attached a letter that had been received from the applicant in support of this application.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be refused for the reasons set out in the officer’s report.</b></p>	<p><b>Action by</b></p> <p>James Rodger Matt Duigan</p>
263.	<p><b>7 NESTLES AVENUE, HAYES 49059/APP/2011/2790</b> (<i>Agenda Item 13</i>)</p> <p><b>Part retrospective change of use from Class B8 (Storage and Distribution) to use as a higher educational college.</b></p> <p>In introducing the report, officers directed the Committee to the top of page 145 to note that the first line should read “<i>within three months of this consent, a Management Plan ...</i>” Members were advised that the application had been re-submitted following a previous refusal and the applicant had demonstrated through marketing for over 2 years, and provided compelling evidence to show that they had overcome the previous reasons for refusal.</p> <p>Members raised concerns about parking and access for disabled students. Officers advised that a number of issues had been raised in respect of the car parking layout, and these had been dealt with by Condition 17 and 18, requiring details to be provided within 3 months of the date of permission.</p> <p>Concerns were raised about the prospect of the conditions being enforced, in the event of the applicant not being able to meet them. Members considered that by virtue of the usage of this proposed</p>	<p><b>Action by</b></p> <p>James Rodger Matt Duigan</p>

	<p>development, details of the institute that accredits the courses should be provided.</p> <p>Members expressed concerns about the proposed development being in an Industrial and Business Area (IBA) and highlighted that there may be potential impact on traffic generation. Officers advised that a Transport Statement had been provided, which indicated that an automatic traffic count had been carried out and revealed the level of traffic generated by college users. The survey showed that 90% of the college users travelled by public transport or by walking.</p> <p>The Committee indicated that it would be beneficial to Members to make a visit to the site in order to see how the proposed developed aligned with being located within the Council's Core Strategy.</p> <p>It was moved, seconded and agreed that the application be deferred for Members to visit the site and for details of disabled access to be provided on plans to demonstrate viability of compliance, as well as for details to be provided of the institute that accredits the courses.</p> <p><b>Resolved – That the application be deferred for:</b></p> <ul style="list-style-type: none"> <li>• <b>Members to make a site visit</b></li> <li>• <b>Details of disabled access to be provided on plans to demonstrate viability of compliance</b></li> <li>• <b>Details of the institute that accredits the courses to be provided.</b></li> </ul>	
264.	<p><b>BRUNEL UNIVERSITY, KINGSTON LANE, HILLINGDON 532/ADV/2012/4</b> (<i>Agenda Item 14</i>)</p> <p><b>Installation of 2 x non illuminated, two dimensional pole mounted signs</b></p> <p>This item was chaired by the Vice-Chairman, Councillor Judith Cooper in the absence of the Chairman.</p> <p>The recommendation for approval was moved, seconded and being on being put to the vote was agreed.</p> <p><b>Resolved – That the application be approved, subject to the conditions and informatives set out in the officer's report.</b></p>	<p><b>Action by</b></p> <p>James Rodger Matt Duigan</p>
265.	<p><b>A C S INTERNATIONAL SCHOOL, HILLINGDON COURT, VINE LANE, HILLINGDON 2393/APP/2011/3103</b> (<i>Agenda Item 15</i>)</p> <p><b>A New Astro-Turf Pitch and Fencing to replace the existing playing field.</b></p> <p>In introducing the report, officers advised that condition 6 should be deleted, as the artificial surface could only be used during the day, as the light governed the time of day that the pitch could be used.</p> <p>The Committee extended Condition 7 by adding '<i>temporary or otherwise</i>' between the words '<i>lighting and shall</i>'.</p>	<p><b>Action by</b></p> <p>James Rodger Matt Duigan</p>

	<p>The recommendation contained in the officer's report was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved - That delegated Powers be given to the Head of Planning, Consumer Protection, Sports and Green Spaces to grant planning permission subject to:</b></p> <p>a) <b>No objection being received from English Heritage within 14 days of the date of this resolution, which raise any planning issues not already addressed in the report</b></p> <p>b) <b>That if the application is approved, the conditions and informatives set out in the officer's report be attached.</b></p>	
266.	<p><b>7 HIGH STREET, UXBRIDGE 26196/APP/2011/2763</b> (<i>Agenda Item 16</i>)</p> <p><b>Change of use from Class A1 (Shops) to Class A3 (Restaurants and Cafes) (Retrospective) (Resubmission)</b></p> <p>Officers withdrew this application as further investigation relating to ownership is required.</p>	<p><b>Action by</b></p> <p>James Rodger Matt Duigan</p>
267.	<p><b>CROWNE PLAZA, STOCKLEY ROAD, WEST DRAYTON 359/APP/2011/2999</b> (<i>Agenda Item 17</i>)</p> <p><b>External terrace to south and alterations to doors.</b></p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be approved, subject to the conditions and informatives set out in the officer's report.</b></p>	<p><b>Action by</b></p> <p>James Rodger Matt Duigan</p>
268.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 18</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><b>Resolved</b></p> <p><b>1. That the enforcement actions as recommended in the officer's report be agreed.</b></p> <p><b>2. That the Committee resolve 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.</b></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</i></p>	<p><b>Action by</b></p> <p>James Rodger Matt Duigan</p>

	<i>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>	
269.	<p><b>ENFORCEMENT REPORT</b> (Agenda Item 19)</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><b>Resolved</b></p> <ol style="list-style-type: none"> <li>1. That the enforcement actions as recommended in the officer's report be agreed.</li> <li>2. That the Committee resolve 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.</li> </ol> <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><b>Action by</b></p> <p>James Rodger Matt Duigan</p>
270.	<p><b>ENFORCEMENT REPORT</b> (Agenda Item 20)</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><b>Resolved</b></p> <ol style="list-style-type: none"> <li>1. That the enforcement actions as recommended in the officer's report be agreed.</li> <li>2. That the Committee resolve 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.</li> </ol> <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><b>Action by</b></p> <p>James Rodger Matt Duigan</p>
271.	<b>ENFORCEMENT REPORT</b> (Agenda Item 21)	<b>Action by</b>

	<p>The recommendation set out in the officer's report was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved</b></p> <ol style="list-style-type: none"> <li><b>1. That the enforcement actions as recommended in the officer's report be agreed.</b></li> <li><b>2. That the Committee resolve 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.</b></li> </ol> <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>James Rodger Matt Duigan</p>
<p>The meeting, which commenced at 7.00 pm, closed at 10.15 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.