

Minutes**CENTRAL & SOUTH PLANNING COMMITTEE**

17 April 2012

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



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors John Hensley (Chairman) Judith Cooper (Vice-Chairman) Wayne Bridges Janet Duncan Neil Fyfe Dominic Gilham Brian Stead</p> <p>LBH Officers Present:</p> <p>Matt Duigan – Planning Services Manager, Adrien Waite – Major Applications Manager, Syed Shah – Highways Engineer, Rory Stracey – Legal Adviser, Gill Brice Democratic Services</p>	
287.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillor Robin Sansarpuri with Councillor Roshan Ghei substituting.</p>	
288.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Judith Cooper declared a personal interest in Item 6 – 47 Wallingford Road, Uxbridge as the application site was in her ward.</p> <p>Councillor Janet Duncan declared a personal interest in Item 9 – 67 Berrydale Road, Hayes as the application site was in her ward.</p>	
289.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETINGS HELD ON 6 & 27 MARCH 2012 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 6 & 27 March were agreed as a correct record and signed by the Chairman.</p>	
290.	<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>	
291.	<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>	

292.	47 WALLINGFORD ROAD, UXBRIDGE (<i>Agenda Item 6</i>)	Action by
	<p>Redevelopment of site to provide a single storey Waste Transfer / Recycling Station, including associated alterations to access and parking arrangements.</p> <p>In accordance with the Council's Constitution the agent addressed the meeting the petitioner objecting was not present at the meeting.</p> <p>The agent made the following points:-</p> <ul style="list-style-type: none"> • The application was the subject of a S106 agreement, which the applicant was in agreement with. • This was an appropriate location for such a facility. • The scheme contributed to the Mayor of London's aim in relation to waste management. • There would be a decrease in the number of vehicle movements to and from the application site. • The site had full access rights over the un-adopted road to the. • There was a 135 metre separation between the nearest residential dwelling. • The operation of the site would be normal business hours. <p>Concern was raised about the areas shown hatched green as buildings were currently located on these areas. It was asked if a condition could be added to ensure that these buildings would be demolished.</p> <p>Officers suggested that this could be done by amending condition 7 to add and existing buildings to be removed in there entirety and the areas landscaped. The committee agreed to condition 7 being amended with the final wording for the condition to be agreed by the Chairman and Labour Lead.</p> <p>The Legal Advisers also suggested that there should be a trigger for the demolition of the buildings included in the condition, and suggested that '3 months form the commencement of the development be added to the condition. The addition suggested was agreed by the committee.</p> <p>Clarification was sought on the types of vehicles that would be using the site.</p> <p>Officers advised the committee that there would be different types of vehicles taking in the waste than those taking it away form the site. The S106 requires the applicant to provide details of the type of vehicles to be used under the Delivery Service Plan. There was also a limit on the tonnage the waste transfer station could process per year, which was controlled through an amended condition 8.</p> <p>A member raised concerns that a majority of the site would be unused and this was not good planning, if proposals came forward to extend the use transportation by canal should be given consideration.</p>	<p><i>Adrien Waite</i> <i>Matthew Duigan</i></p>

Officers advised that that they understood the concern about the under usage of the site but condition 7 would enable the remainder of the site to be controlled should an application to extend the use be put forward in the future.

A member asked whether an informative should be included on air quality.

Officers advised that if the committee wished the informative on air quality could be added. The committee agreed to add the informative on air quality.

The recommendation was moved with the amendments to conditions on the addendum and made at the meeting. This was seconded and on being put to the vote was agreed.

Resolved

That delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission, subject to the following:

1. That the application be referred to the Mayor under Article 5 of the Town and Country Planning (Mayor of London) Order 2008.

2. That the Council enter into a legal agreement with the applicants under Section 106/Unilateral Undertaking of the Town and Country Planning Act 1990 (as amended) or other appropriate legislation to secure:

(i) 10 Year Green Travel Plan in accordance with TfL guidance to be approved by the Local Planning Authority prior to commencement.

(ii) Project Management and Monitoring Fee: 5% of the total cash contribution to enable the management and monitoring of the resulting obligation.

(iii) Environmental Improvements: A financial contribution of £15,000 for environmental and ecological improvements to the Grand Union Canal and its towpath.

(iv) Construction Logistics Plan to be approved by the Local Planning Authority prior to commencement.

(v) Delivery and Servicing Plan to be approved by the Local Planning Authority prior to commencement.

3. That details completed in relation to (i), (iv) and (v) be included within and appended to the S106 agreement to be approved by the Local Planning Authority prior to commencement of the development.

4. That the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.

5. If the S106 Agreement has not been finalised within 6 months, the application to be referred back to the Planning Committee for determination at the discretion of the Director of Planning and Community Services.

6. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.

7. That subject to the Mayor not directing the Council under Article 6 of the Town and Country Planning (Mayor of London) Order 2008 to refuse the application, or issue a direction under Article 7 of the Order that he is to act as the local planning authority for the purpose of determining the application, and on completion of the S106 Agreement, the application be deferred for determination by the Head of Planning, Sport and Green Spaces under delegated powers.

8. That if the application was approved, the conditions and informatives set out in the officers report and the addendum sheet circulated at the meeting, condition 5 amended and an additional informative set out below.

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

Amended Condition 5

No development shall take place until a landscape scheme to include the areas hatched green on Drawing Number P40 has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall include:-

1 Details of Soft Landscaping and include landscape details for the entire application site.

1a Planting plans (at not less than a scale of 1:100)

1b Written specification of planting and cultivation works to be undertaken

1c Schedule of plants giving species, plant sizes and proposed numbers/densities where appropriate.

2 Details of Hard Landscaping

2a Refuse Storage

2b Cycle storage

2c Means of enclosure/boundary treatments.

2d Car parking layouts (including demonstration that parking spaces are served by at least 2 electrical charging points)

2e Hard surfacing materials

2f External Lighting

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

	<p>3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.</p> <p>4. Schedule for Implementation</p> <p>5. Other</p> <p>5.a Existing and proposed functional services above and below ground</p> <p>5.b Proposed finishing levels or contours</p> <p>Additional informative on air quality to be added.</p>	
293.	<p>FORMER HARLINGTON LIBRARY, BEDWELL GARDENS, HAYES 50599/APP/2011/2314 (Agenda Item 7)</p> <p>Raising and extension of roof to create additional floorspace and installation of railing and sliding gate to front (Resubmission).</p> <p>In accordance with the Council's Constitution a representative of the petitioners objecting to the proposal addressed the meeting the agent was not present at the meeting.</p> <p>The petitioner objecting made the following points:-</p> <ul style="list-style-type: none"> • Vehicles using the M4 flyover can only see residential properties. • Bedwell House was now a veterinary surgery. • The residential properties would not see daylight to their small gardens. • The adjoining residential properties would be overshadowed by the proposal. • The report stated that the applicant had advised that the library use ceased in 2010. This was not true as the building had been vacant and boarded up for the last 5 years and had been constantly vandalised. • Demolition had already been undertaken inside the building, as the petitioner had investigated this herself. • There was secrecy around what the building was going to be used for and that was why the neighbours object. • It was felt that if the building was to be used for storage this would be no different than that of a warehouse. <p>The recommendation for refusal was moved, seconded and on being put to the vote refusal was agreed.</p> <p>Resolved – That the application be refused for the reasons set out in the officers report.</p>	<p>Action by</p> <p><i>Adrien Waite</i> <i>Matthew Duigan</i></p>

294.	<p>843 UXBRIDGE ROAD, HAYES 630/APP/2012/60 (<i>Agenda Item 8</i>)</p> <p>Change of use from Use Class A1 (Shops) to Use Class A3 (Restaurants and Cafes) including installation of sheltered outdoor seating, canopy and shed to rear (Retrospective application).</p> <p>Officers advised the committee that reason for refusal 2 had been amended on the addendum circulated.</p> <p>The committee asked for reason for refusal 3 to be amended to insert 'and construction materials' after 'coverage in the first line. The amendment to this condition was agreed.</p> <p>Concerns were raised by the committee in relation to the smoking shelter and the smoking in an enclosed space, it was asked that the Anti Social Behaviour Investigation Team be asked to investigate any additional non-planning enforcement issues.</p> <p>The recommendation for refusal with reason for refusal 3 amended 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 addendum sheet and reason for refusal 3 amended to insert 'and construction materials' after 'coverage' in the first line.</p>	<p>Action by</p> <p><i>Adrien Waite Matthew Duigan</i></p>
295.	<p>67 BERRYDALE ROAD, HAYES 64145/APP/2011/2204 (<i>Agenda Item 9</i>)</p> <p>Single storey side extension (Retrospective Application).</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.</p>	<p>Action by</p> <p><i>Adrien Waite Matthew Duigan</i></p>
296.	<p>S106 QUARTERLY MONITORING REPORT (<i>Agenda Item 10</i>)</p> <p>S106 Quarterly Monitoring Report - Up to 31 December 2011</p> <p>Members received a report updating them on the current position in relation to S106 agreements.</p> <p>Resolved – That the report be noted.</p>	<p>Action by</p> <p><i>Adrien Waite Matthew Duigan</i></p>
297.	<p>ENFORCEMENT REPORT (<i>Agenda Item 11</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><i>Adrien Waite Matthew Duigan</i></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 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. <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 8.21 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.

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