

Minutes

CENTRAL & SOUTH PLANNING COMMITTEE

20 September 2011



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

	<p>Committee Members Present: Councillors John Hensley (Chairman) Wayne Bridges Neil Fyfe Dominic Gilham Robin Sansarpuri Brian Stead Richard Mills David Allam</p> <p>LBH Officers Present: James Rodger - Head of Planning, Consumer Protection, Sport and Green Spaces, Matt Duigan – Team Manager – Central & South, Manmohan Ranger – Highways Engineer, Sarah Hickey – Legal Services, Gill Brice – Democratic Services</p>	
98.	<p>APOLOGIES FOR ABSENCE <i>(Agenda Item 1)</i></p> <p>Apologies had been received from Councillors Judith Cooper and Janet Duncan with Councillors Richard Mills and Dave Allam substituting.</p>	
99.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING <i>(Agenda Item 2)</i></p> <p>Councillor Robin Sansarpuri declared a personal interest in Item 7 – 212 Coldharbour Lane, Hayes, as the application was in his ward.</p> <p>Councillor Brian Stead declared a personal interest in Item 10 - 11 Russet Close, as the application was in his ward. He also declared a personal & prejudicial interest in Item 12 – The Battle of Britain Bunker, RAF Uxbridge, Hillingdon Road, Uxbridge.</p> <p>Councillor Dominic Gilham declared a personal interest in Items 14 – 36 Otterfield Road, Yiewsley, Item 15 – 38 Otterfield Road, Yiewsley & Item 16 – Former Honeywell Site, Trout Road, Yiewsley, as the applications were in his ward.</p> <p>Councillor Richard Mills declared a personal interest in Item 10 – 11 Russet Close, as the application was in his ward</p>	
100.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING <i>(Agenda Item 3)</i></p> <p>The minutes of the meeting held on 1 September 2011 were agreed as a correct record and signed by the Chairman.</p>	

101.	MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT <i>(Agenda Item 4)</i> There were no matters notified in advance or urgent.	
102.	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> It was confirmed that all items would be considered in public.	
103.	LAND ADJACENT TO 135 BOURNE AVENUE, HAYES 13276/APP/2010/2168 <i>(Agenda Item 6)</i> This application was withdrawn from the agenda by the Head of Planning, Consumer Protection, Sport and Green Spaces.	
104.	212 COLDHARBOUR LANE, HAYES 53690/APP/2011/236 <i>(Agenda Item 7)</i>	Action by
	<p>In accordance with the Council's constitution a representative of the petitioners and the agent addressed the meeting.</p> <p>The petitioner made the following points:-</p> <ul style="list-style-type: none"> • The existing dwelling should not be demolished. • The original dwelling was of a very good quality and in keeping with the existing houses. • The only change to the application from that previously refused was to make the dwellings semi-detached and not terraced. • The impact of the development in terms of loss of light would be detrimental to existing residents. • The proposal does not follow the existing building line. • The public right of way was not shown on the current plans. • The public right of way from Coldharbour Lane to Hitherbroom Road was not owned by the developer so could not be used • Coldharbour Lane was heavily trafficked and with the potential for a further eight vehicles would cause additional congestion and concern about highway safety. • There was a school close by and the increase vehicles using this site would be detrimental to pedestrian safety. • The development would affect the price of other properties in the vicinity. <p>The agent made the following points:-</p> <ul style="list-style-type: none"> • The application had been under discussion for 8 months. • The proposed dwellings would not result in a loss of amenity to residents. • The car parking meets the required standards. 	<i>James Rodger Matt Duigan</i>

	<ul style="list-style-type: none"> • The application meets all requirements of the Proposed UDP and London Plan policy's • The report stated that the proposed character, appearance and visual appearance was acceptable. • Asked the committee to agree the officer's recommendation for approval as set out in the report. <p>In answer to an issue raised in relation to the parking arrangements the committee were advised that the parking complied with the maximum parking standards required.</p> <p>A member asked for a condition to be added to require details of the bin store to be submitted. The committee agreed to this condition being added.</p> <p>The recommendation for approval with the amendments on the addendum sheet and an additional condition being added 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 informatics set out in the officer's report and the addendum sheet circulated at the meeting and an additional condition added as follows:-</p> <p>No development shall take place until details of covered and secure facilities to be provided for the screened storage of refuse bins within the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p> <p>REASON</p> <p>To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).</p>	
105.	460 UXBRIDGE ROAD, HAYES 1647/APP/2011/793 (Agenda Item 8) <p>The recommendation for refusal 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 – That the application be refused for the reasons set out in the officer's meeting and the amendments on the addendum sheet circulated at the meeting.</p>	Action by <i>James Rodger Matt Duigan</i>
106.	691 UXBRIDGE ROAD, HAYES 30353/APP/2011/995 (Agenda Item 9) <p>The recommendation for refusal with the amendments on the addendum sheet circulated at the meeting was moved, seconded and on being put to the vote was agreed.</p>	Action by <i>James Rodger Matt Duigan</i>

	Resolved – That the application be refused for the reasons set out in the officer’s meeting and the amendments on the addendum sheet circulated at the meeting.	
107.	11 RUSSET CLOSE, HILLINGDON 67498/APP/2010/2874 <i>(Agenda Item 10)</i> The recommendation for refusal was moved, seconded and on being put to the vote was agreed. Resolved – That the application be refused for the reasons set out in the officer’s meeting.	Action by <i>James Rodger Matt Duigan</i>
108.	THE CO-OPERATIVE CHILDCARE (FORMERLY BUFFER BEAR), INGLEBROOK, SIPSON LANE, SIPSON 26758/ADV/2011/50 <i>(Agenda Item 11)</i> An amended report had been previously circulated to members. The recommendation for approval was moved, 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 officer’s report and the addendum sheet circulated at the meeting.	Action by <i>James Rodger Matt Duigan</i>
109.	THE BATTLE OF BRITAIN BUNKER, RAF UXBRIDGE, HILLINGDON ROAD, UXBRIDGE 585/APP/2011/830 <i>(Agenda Item 12)</i> The recommendation for approval was moved, 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 officer’s report and the addendum sheet circulated at the meeting.	Action by <i>James Rodger Matt Duigan</i>
110.	LAND BETWEEN 12 AND 14 (FORMERLY 13 VILLIER STREET), VILLIER STREET, UXBRIDGE 36559/APP/2011/374 <i>(Agenda Item 13)</i> Officers advised the committee that condition 3 had been amended on the addendum sheet. It was also suggested that a condition should be added to ensure that the current crossover was re-instated to a footway. The committee agreed to this condition being added. The recommendation for approval with condition 3 amended and an the additional condition on the addendum being amended was moved, 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 officer’s report and the addendum sheet circulated at the meeting and condition 3 being amended and additional condition on addendum sheet in relation to the dropped kerb amended as follows:-	Action by <i>James Rodger Matt Duigan</i>

	<p>Amended Condition 3 to read as follows:</p> <p>The development shall not be carried out otherwise than in strict accordance with the plans hereby approved and in particular the proportions, dimensions, design and visual appearance of openings in the front elevation shall accord with the approved plans' unless consent to any variation is first obtained in writing from the Local Planning Authority.</p> <p>REASON</p> <p>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>Amend the condition in the addendum regarding drop kerb as follows:</p> <p>The existing vehicular access at the site, shall be closed, the dropped kerb removed and the footway reinstated to match the adjoining footway and the white line markings on the road removed within one month of the new access hereby approved being completed.</p> <p>REASON</p> <p>To ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policies AM3 and AM8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan. (July 2011).</p>	
111.	36 OTTERFIELD ROAD, YIEWSLEY 4320/APP/2010/1743 (Agenda Item 14)	Action by
	<p>An updated report had been previously circulated to members.</p> <p>The recommendation in the amended report was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved –</p> <p>That delegated power be given to the Head of Planning, Consumer Protection, 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) or other appropriate legislation to ensure the following:</p> <p>i. That the development and the identical development at 38 Otterfield Road approved under planning permission ref. 67185/APP/2010/1739 are completed in their entirety in strict accordance with the approved plans within 6 months of the commencement of the development unless the Local Planning Authority otherwise agrees in writing.</p>	James Rodger Matt Duigan

	<p>b. That the applicant meets the Council's reasonable costs in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed.</p> <p>c. That the officers be authorised to negotiate and agree detailed terms of the proposed agreement.</p> <p>d. That the application is reported back to the Planning Committee, if the Section 106 agreement was not completed within a period of 6 months from the date of Committee consideration.</p> <p>e. That if the application is approved, the conditions set out in the amended officer's report and the addendum sheet circulated at the meeting be attached.</p>	
112.	<p>38 OTTERFIELD ROAD, YIEWSLEY 67185/APP/2010/1739 <i>(Agenda Item 15)</i></p> <p>An updated report had been previously circulated to members.</p> <p>The recommendation in the amended report was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved</p> <p>That delegated power be given to the Head of Planning, Consumer Protection, 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) or other appropriate legislation to ensure the following:</p> <p>i. That the development and the identical development at 36 Otterfield Road approved under planning permission ref. 4320/APP/2010/1743 are completed in their entirety in strict accordance with the approved plans within 6 months of the commencement of the development unless the Local Planning Authority otherwise agrees in writing.</p> <p>b. That the applicant meets the Council's reasonable costs in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed.</p> <p>c. That the officers be authorised to negotiate and agree detailed terms of the proposed agreement.</p> <p>d. That the application be reported back to the Planning Committee, if the Section 106 agreement is not completed within a period of 6 months from the date of Committee consideration.</p> <p>e. That if the application is approved, the following conditions and informatics set out in the officer's report and addendum sheet circulated at the meeting be attached.</p>	<p>Action by</p> <p><i>James Rodger Matt Duigan</i></p>

113.	FORMER HONEYWELL SITE, TROUT ROAD, YIEWSLEY 335/APP/2002/2754 (OUTLINE APPLICATION) & 335/APP/2006/2245 (RESERVED MATTERS APPLICATION) (Agenda Item 16)	Action by
	<p>The recommendation contained in the report was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved</p> <p>a) That the definition of “Green Belt Certificate” in the Main Agreement shall be amended to read:-</p> <p>“ means the first certificate or certificates issued by the Council (upon request) to the First Owner upon which any phase of the Green Belt Works being Substantially Completed”.</p> <p>b) That the definition of “Green Belt Final Certificate” in the Main Agreement shall be amended to read:-</p> <p>“means the certificate or certificates issued at the expiry of the period of 12 months from the issue of the relevant Green Belt Certificate subject to the terms set out in paragraph 2.12 of Schedule 7”.</p> <p>c) That Schedule 5 to the Main Agreement shall be varied as follows: -</p> <p>(i) Paragraph 1 and 2 shall be deleted and the following inserted: -</p> <p>“1. To enter into an agreement with the Council under section 278 of the Highways Act 1980 substantially in the form set out in Appendix 4 hereof (subject to any amendments agreed by the First Owner and the Council) for the purpose of securing the Signal Controlled Junction Works</p> <p>2. To carry out the Signalled Controlled Junction Works at its own expense in accordance with the agreement under section 278 of the Highways Act 1980 (referred to in paragraph 1 above) and to complete the Signal Controlled Junction works within nine months of the First Owner entering into such agreement with the Council”.</p> <p>(ii) Paragraph 3 shall be deleted.</p> <p>d) That Schedule 7 to the Main Agreement be varied as follows: -</p> <p>(i) Paragraph 2.5 shall be deleted and the following inserted:-</p>	<i>James Rodger Matt Duigan</i>

“2.5.1 Subject to obtaining the necessary consents and approvals for the Footbridge Works referred to in paragraph 2.1 (a) of this Schedule the first Owner shall carry out the Footbridge Works at its own expense and complete the Footbridge Works Prior to the Occupation of any part of the Development PROVIDED THAT:-

(a) the first Owner shall be entitled to a reasonable extension of time for the construction of the Footbridge Works if despite the use of all reasonable endeavours the necessary consents have not been obtained within 6 months of a request by the First Owner to the Environment Agency for such consents (unless such delay is caused by the act or omission of the First Owner) PROVIDED THAT the First Owner shall furnish the Council with evidence to obtain the Environment Agency’s consent

(b) if the necessary consents have not been obtained within five years of Implementation of the Planning Permission the obligations in relation to the consents for construction of the Footbridge Works shall lapse PROVIDED THAT the First Owner can demonstrate to the Council that it has used its reasonable endeavours to obtain the necessary consents as referred to in paragraph

2.1(a) of this Schedule 2.5.2 Subject to obtaining the necessary consents and approvals for the Green Belt Works referred to in paragraph 2.1(b) of this Schedule the First Owner shall carry out the Green Belt Works at its own expense in accordance with the details and specifications set out in the Green Belt Scheme and shall complete the Green Belt Works as follows:-

(a) as to the Green Belt Works to be carried out on the Green Belt Land other than (i) the area shown shaded yellow and (ii) or within the area shown by a red dashed line on drawing number 1S0-414-/KNOT annexed by 31 January 2013.

(b) Subject to the provisions of paragraph 2.5(a) Occupation of any part of the Development shall not take place until such time as the Engineer has issued the Green Belt certificate, (ii) The following shall be added to paragraph 3.3(d)

“(v) If reasonable necessary in order for the First Owner to comply with its obligations in this Schedule 7 the transfer shall reserve to the First Owner reasonable rights of access to and from such part or parts of the Green Belt Land retained by the First Owner or such part or parts of the Green Belt Land transferred to the Council”

e) Paragraph 2 of Schedule 9 of the Main Agreement shall be varied to read as follows:

SCHEDULE 9

HEALTH CONTRIBUTION

2. The Council covenants with the Owner to use the Health Care Contribution towards the provision of new health care facilities within a radius of 2km of the Development.

f) Paragraph 3 of Schedule 11 of the Main

3. The First Owner covenants with the Council (unless otherwise agreed in writing by the Council) as follows:

(a) to complete the transfer or lease within six months of the date of delivery of the executed transfer documents or lease in accordance with paragraph 1 above; and

(b) if the transfer or lease (as the case may be) is not completed in accordance with the obligations contained in paragraph 3(a) above not to complete the transfer or lease unless the First Owner agrees otherwise SAVE where the failure to complete the transfer or lease in accordance with paragraph 3(a) above is caused or contributed to by the First Owner's breach of the provisions of this Schedule.

4. The Second Owner covenants with the Council to use the land transferred to it pursuant to the transfer referred to in paragraph 1(a) above or the building leased to it pursuant to the lease referred to in paragraph 1(b) above only for the purposes of a community hall or other community purposes.

g) That if the Deed of Variation is not finalised within a period of 6 months from the date of this committee resolution, then the application may be referred back to the Committee for determination.

h) That the application be approved subject to the conditions and informatics agreed by the Uxbridge Planning Committee on 23 April 2004 (detailed in the Committee report and minutes) be attached

The meeting, which commenced at 7.00 pm, closed at 7.47 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.