

Minutes

CENTRAL & SOUTH PLANNING COMMITTEE

22 November 2011



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

	<p>Committee Members Present: Councillors John Hensley (Chairman) Judith Cooper (Vice-Chairman) Wayne Bridges Dominic Gilham Robin Sansarpuri Brian Stead</p> <p>LBH Officers Present: James Rodger - Head of Planning, Trading Standards & Environmental Protection Sarah Hickey – Legal Advisor, Matt Duigan – Team Manager – Central & South Team Manmohan Ranger – Highways Engineer Gill Brice – Democratic Services</p> <p>Also Present: Councillors Mo Khursheed and Lindsay Bliss</p>	
160.	<p>APOLOGIES FOR ABSENCE (Agenda Item 1)</p> <p>Apologies had been received from Councillors Neil Fyfe and Janet Duncan with Councillors Pat Jackson and Peter Curling substituting.</p>	<p>Action by</p> <p><i>Gill Brice</i></p>
161.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (Agenda Item 2)</p> <p>Councillor Brian Stead declared a personal interest in Item 15 – Brunel University as the application was in his ward and remained in the meeting to discuss and vote on the application.</p> <p>Councillor Judith Cooper declared a personal interest in Item 17 - 9 Lodge Close, Cowley as the application was in her ward and remained in the meeting to discuss and vote on the application.</p> <p>Councillor John Hensley declared a personal and prejudicial interest in Item 15 – Brunel University, as an adviser and ex don of the University and left the meeting whilst the item was discussed.</p> <p>Councillor Peter Curling declared a personal and prejudicial interest in Item 15 – Brunel University, as he is employed by the University and left the meeting whilst the item was discussed.</p>	<p>Action by</p> <p><i>Gill Brice</i></p>

162.	<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 November 2011 were agreed as a correct record and signed by the Chairman.</p>	<p>Action by</p> <p><i>Gill Brice</i></p>
163.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 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 items in Part 1 would be heard in public and items in Part 2 would be heard in private.</p>	
164.	<p>FORMER BELMORE ALLOTMENT SITE, BURNS CLOSE, HAYES 68069/APP/2011/2309 <i>(Agenda Item 6)</i></p>	<p>Action by</p>
	<p>Redevelopment of former allotment site to accommodate a residential development of 79 dwellings (13 x 2 storey houses, 1 x 2 storey flatted block containing 24 dwellings, 1 x 2 storey flatted block containing 28 dwellings, and 1 x 2 storey block containing 14 supported housing units), associated landscaping, boundary treatment, parking and access arrangements.</p> <p>Officers introduced the report advising the committee that an amended plan had been received providing additional parking. The parking would now provide 2 spaces for the houses and 1 space for the flats.</p> <p>A Ward Councillor attended the meeting and made the following points:-</p> <ul style="list-style-type: none"> • More parking spaces required for the assisted living block. • Access for refuse collections would be difficult due to the narrow entrance from Burns Close. • Garden areas for the flats were small. • The proposal was overdevelopment as original plans provided for 39 dwellings the current proposal was for 79 dwellings. • The site was next to an estate that was already densely developed. <p>Officers made the following comments on the issues raised in relation to access for refuse lorries, parking and density.</p> <p>In regard to density the committee was advised that the original application was for 39 units but this was below the bottom density range for the site. The access for refuse vehicles had been addressed as one wheel up on footway parking was being introduced. The developer would be responsible for the works. Parking for the assisted housing block had been provided at 1 space for 4 units and 1 space for the Warden. The number of cycle spaces had been decreased as the houses would have access to a garden for storage.</p> <p>A member still had concerns about access for refuse vehicles due to the sharp bend on the only access.</p>	<p><i>James Rodger Matt Duigan</i></p>

Officers advised that Burns Close was outside of the red line site and it was suggested that the Heads of Terms list what was required by the Highway's Engineer. The committee agreed to the Heads of Terms including the list of requirements wanted by Highway's Engineers.

The recommendation was moved, seconded and on being put to the vote there were 5 in favour and 2 against, the recommendation. The recommendation was therefore agreed.

Resolved

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

1. That the applicant being the local authority and being the only legal entity with an interest in the land which is the subject of this application, and hence being unable to enter into a section 106 Agreement with the local planning authority, completes a Statement of Intent (Statement) to make provision for the following matters as would a third party developer under a section 106 planning obligation:

- i) A s278 shall be entered into to cover any and all highways works need as a result of this application**
- ii) At least 17.7% (by unit) of the scheme is to be delivered as affordable housing.**
- iii) A contribution in the sum of £267,427 towards education facilities based upon occupancy of the residential units.**
- iv) A contribution in the sum of £30,017.46 towards health facilities based upon occupancy of the residential units.**
- v) A contribution in the sum of 3186.42 towards library facilities equal to £23 per person.**
- vi) A contribution in the sum of £20,000.00 towards community facilities within the locality.**
- vii) A contribution in the sum of £52,889.53 towards training schemes will be sought as a result of this application given its nature and scale (£2,500 for every £1 million build cost + number of units/160 x £71,675). The Council's preference is for an in-kind scheme to be delivered on site during the construction phase and we welcome dialogue to discuss this further.**
- viii) The submission of a Travel Plan including the implementation of a traffic management scheme in Burns Close.**
- ix) Project Management and Monitoring: a contribution in the sum of £18,680.52 towards project management and monitoring (5% of the total cash contributions secured from this proposal).**

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

3. That the officers be authorised to negotiate the terms of the proposed Statement.

	<p>4. That if the Statement of Intent is not finalised within a period of 6 months from the date of this resolution, or any other period deemed appropriate by the Head of Planning, Consumer Protection, Sport and Green Spaces, that the application may be referred back to the Committee for determination.</p> <p>5. That subject to the above, the application be deferred for determination by the Head of Planning, Consumer Protection, Sport and Green Spaces under delegated powers.</p> <p>6. That if the application is approved, the conditions set out in the officer's report and addendum sheet circulated at the meeting be attached. The committee also agreed that the Heads of Terms list what was required by the Highway's Engineer.</p>	
165.	<p>485 BATH ROAD, LONGFORD 542/APP/2011/586 (Agenda Item 7)</p> <p>Erection of 127 bedroom hotel with associated bar, restaurant, meeting rooms, car parking, access and landscaping. (Application to replace extant planning permission ref: 542/APP/2007/3865 dated 20/03/2008).</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>The committee re-visited the decision it had previously made and revoked the decision after seeking clarification of condition 27. It was suggested and agreed by the committee that the officer's amend the wording of condition 27. The amended wording to be agreed with the Chairman and Labour Lead.</p> <p>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer's report, addendum sheet and condition 27 to be amended and agreed by the Chairman and Labour Lead.</p> <p>Amend condition 27 as follows:</p> <p>The car parking facilities provided at the hotel shall be used by hotel guests only and strictly for the duration of their stay at the hotel. Prior to occupation of the development a car parking management strategy shall be submitted to demonstrate how this will be managed and to ensure the efficient operation of the car park, especially at peak demand periods. The approved strategy shall be implemented as soon as the hotel is brought into use and the strategy shall remain in place thereafter. Any changes to the strategy shall be agreed in writing by the Local Planning Authority.</p> <p>REASON</p> <p>The use of the site for long-stay parking for Heathrow Airport passengers is directly related to the operation of Heathrow Airport but is located outside the airport boundary, contrary to Policy A4 of the Hillingdon Unitary Development Plan Saved Policies</p>	<p>Action by</p> <p>James Rodger Matt Duigan</p>

	<p>September 2007. Furthermore, this would provide airport related car parking in addition to the 42,000 car parking spaces that have been 'capped' at Heathrow Airport as a condition of the Terminal 5 approval and is contrary to Policies Am2 and Am7 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and to advice in PPG 13 to restrain the use of private cars and encourage travel by alternative modes. (September 2007).</p>	
166.	SAINSBURY'S, YORK ROAD, UXBRIDGE 34439/APP/2011/738 (Agenda Item 8)	Action by
	<p>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.</p> <p>Officers introduced the report and set out the changes on the addendum sheet. Officers advised the committee that a further condition should be added to require that the Belmont Road entrance should not be used between the hours of 11 p.m. and 7 a.m. If the committee agreed to this additional condition the wording to be agreed by the Chairman and Labour Lead. The committee agreed to the additional condition being added.</p> <p>In accordance with the Council's constitution a representative of the petitioners in support of the application addressed the meeting and made the following points:-</p> <ul style="list-style-type: none"> • This project had been worked on with officers for 12 months at a pre application stage and during the planning process. • The scheme had been changed considerably and had overcome previous concerns. • Consultation had been undertaken with a number of interested groups with 86% in support of the proposal. • There had been a long engagement with stakeholders with individual meetings and workshops being held. • Discussions had also taken place with Hermitage School who were supportive of the application. • There would be a dedicated wide pedestrian access, which was segregated from vehicle traffic. • There would be a new pedestrian access for pedestrians from Belmont Road. • There was to be a top up English and Maths tuition centre provided for 5 – 15 year old before and after school and at weekends. This was a project that was being introduced across many stores in the country. • This was a popular store, which needed investment. • If the application was approved work would start in March 2012. <p>The committee asked for clarification of the parking being provided and whether the travellator would be suitable for disabled people to use.</p>	<i>James Rodger Matt Duigan</i>

Officers advised the committee that the parking that was being provided met the current parking standards. In relation to the disabled access there were a number of lifts on site and the access panel and access officer had been consulted on the application.

A member raised concerns in relation to the back up of traffic that currently occurs on York Road and how this was to be addressed. Clarification was also sought to whether there was a drop up and pick up point for mini-buses and coaches.

Officers informed the committee in regard to the backing up of traffic on York Road this could be dealt with by a car park management plan condition. It was suggested and agreed by the committee that an additional condition be added on a Car Park Management Plan. The wording of the condition needed to be robust and agreed by the Chairman and Labour Lead.

Members also agreed that condition 22 be amended to strengthen the condition and condition 29 by deleting the words 'for customer parking'.

The recommendation with the addendum sheet and amendments agreed by the committee 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 also 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.**
- viii) To undertake an Energy Assessment and carry out any alternate measures including 'allowable solutions' or off-site compensation measures identified as being necessary in the Energy Assessment.**

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 terms of the proposed agreement and conditions of approval.

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, Consumer Protection, Sport and Green Spaces, then the application may be referred back to the Committee for determination.

E) That subject to the above, the application be deferred for determination by the Head of Planning, Consumer Protection, 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.

F) That if the application is approved, the conditions set out in the officer's report and addendum circulated at the meeting be imposed and the amended and added conditions below and any changes negotiated by the Head of Planning, Consumer Protection, Sport and Green Spaces prior to issuing the decision:

Add the following 2 conditions:

1. Before development commences, details of security measures and arrangements to secure the upper deck of the car park (including pedestrian and vehicular access to it) when it is not in use and to ensure access for shoppers to the store between the hours of 23.00 and 07.00 is from the lower level (York Road frontage).

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising 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 that the development provides a safe and secure environment in accordance with policy 7.3 of the London Plan (July 2011).

2. Prior to occupation of the development a car parking management strategy shall be submitted to and approved in writing by the Local Planning Authority which shall ensure the efficient operation of the car park, especially at peak demand periods, and specifically set out measures to prevent vehicles queuing to enter the site. The approved strategy shall be

	<p>implemented as soon as the development is brought into use and the strategy shall remain in place thereafter. Any changes to the strategy shall be agreed in writing by the Local Planning Authority.</p> <p>REASON To ensure that the parking area is satisfactorily managed site in accordance with Policies AM3 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).</p> <p>Amend condition 22 as follows:</p> <p>Signplates, incorporating a representation of the Universal Wheelchair Symbol, should be displayed to indicate the location of convenient facilities to meet the needs of people with disabilities. Such signplates should identify or advertise accessible entrances to buildings, reserved parking spaces as well as pick up and drop off points for disabled persons, accessible lifts and lavatory accommodation, manageable routes through buildings and availability of additional services. Signs for direction and location should have large characters or numerals and clearly contrast with the background colour.</p> <p>REASON To ensure that people with disabilities are aware of the location of convenient facilities in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).</p> <p>Amend condition 29 by deleting the words 'for customer parking'</p>	
167.	<p>FORMER NATION AIR TRAFFIC SERVICES SITE (NATS) HEADQUARTERS, PORTERS WAY, WEST DRAYTON 5107/APP/2011/2498 (Agenda Item 9)</p> <p>Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for Phase 2, third application (Class C2 Nursing Home including landscaping and associated works) of planning permission ref: 5107/APP/2009/2348 dated 01/10/2010: Proposed mixed-use redevelopment comprising: 773 dwellings; Class D1 Primary Healthcare facility including room for joint community use; Class C2 Nursing Home (up to 3630sqm gea); Classes A1-A3 Shop units to complement Mulberry Parade (up to 185sqm gea, depending on size of Primary Healthcare facility); Class B1 Business units including site management office (up to 185sqm gea); Energy Centre (up to 220sqm gea) with combined heat and power unit; foul water pumping station; associated access roads from Porters Way (and excluding all access including pedestrian and bicycle access from Rutters Close); 1085 car parking spaces; cycle parking; public open space areas; cycleways and footpaths; and landscaping works.</p> <p>Officers introduced the report and asked for the committee to consider</p>	<p>Action by</p> <p>James Rodger Matt Duigan</p>

	<p>attaching a further condition seeking the submission of further details of the art work being proposed. With details to be agreed within 3 months of the date of the permission, so that the art work would be in place before occupation. The committee agreed to a condition being added.</p> <p>The committee suggested and agreed that an informative be added to seek consideration by the Care Home to provide suitable accommodation for couples.</p> <p>The recommendation with the additional condition and informative was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved, subject to conditions and informatics set out in the officer’s report and the additional condition and informative added at the meeting as follows:-</p> <p>Additional Condition</p> <p>‘Within 3 months of the date of this permission, full details of the proposed artwork/sculpture shall be submitted to and approved in writing by the Local Planning Authority. The artwork/sculpture shall then be provided in accordance with the approved details prior to the occupation of the development, and thereafter permanently retained and maintained in good order.</p> <p>REASON To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).’</p> <p>Additional Informative</p> <p>You are requested to consider providing space rooms within the Care Home, which are suitable for future adaptation for couples. Additional informative:</p> <p>You are requested to consider providing space rooms within the care home which are suitable for future adaptation for by couples.</p>	
168.	UNIT 5, THE ARENA, STOCKLEY PARK, STOCKLEY ROAD, WEST DRAYTON 68015/APP/2011/2074 (Agenda Item 10)	Action by
	<p>Change of use from class A1 to a mixed use class A1/A3 coffee shop.</p> <p>In accordance with the Council’s constitution a representative of the petitioners objecting to the proposal and the agent addressed the meeting.</p> <p>The petitioner made the following points:-</p> <ul style="list-style-type: none"> • Objections sent in had not been included in the officer’s report. 	James Rodger Matt Duigan

- The change of use should be rejected as retention of the shop was critical for the continuity of The Arena.
- Any change of use would affect the ethos of The Arena as it had a mixed use that benefits the wider community.
- There was a diverse range of uses and there was a need to protect the shops and facilities.
- Small independent uses were well represented in The Arena.
- The unit had already been converted with blatant disregard for the planning process.
- The units when built were to help existing business not those that could be found on the High Street.
- The diversity of the area would be destroyed and small vibrant individualism of the units would be lost.
- The Arena could not support all the catering outlets on site; this would lead to its decline and the possibility of vacant units.
- Costa would bring nothing to The Arena.
- All units in The Arena are opposed to the change of use.
- There had been no allowance made for the additional rubbish that this use would create.
- The committee was asked to defer the application to enable a site visit to be undertaken.

The agent made the following points:-

- The report speaks for itself.
- The change of use was from a hairdresser to a mixed A1/A3 for Costa coffee.
- The proposed business was Hillingdon based.
- The Arena was a commercial area with no residential properties.
- Concerned at the opening hours being proposed, the applicant would want staff to be on site from 6 am. to prepare for opening.
- The delivery hours being proposed were not necessary as there are no nearby residents.
- The use was appropriate in the area, providing high quality snacks to local businesses and visitors.

The Ward Councillor made the following points:-

- Work started on the premises a few days after the shop closed on 29 September.
- If allowed the hours of use should be in line with the other uses in The Arena.
- Conditions 6 & 8 required details of the ventilation and litter bins to be submitted and approved. How can this be done when permission not yet granted.
- The applicant had shown a blatant disregard for the Local Authority by going ahead with work on the unit.
- The shop was planning to open shortly.
- Requested that the application be deferred to enable a site visit to take place.

	<p>The Chairman asked for clarification of the opening hours of other unites within The Arena.</p> <p>Officers advised the committee that they were unable to clarify the opening hours of the other units, as they did not have details at the meeting.</p> <p>The committee felt that the same hours of operation should be imposed for this unit as currently exist for the other units. The committee was informed by the petitioners that work had started on the unit did these works conform to OM1. There were also concerns raised in relation to the encroachment of the footway and whether the canopy was in keeping with the street scene. The committee felt that they did not have the full information in front of them and would not be a happy making a decision. They also felt that the application should be deferred; this would enable members to also make a site visit.</p> <p>It was moved and seconded that the application be deferred for further information and a site visit. On being put to the vote deferment was agreed.</p> <p>Resolved – That the application be deferred for further information to be provided and a site visit.</p>	
169.	<p>UNIT 5, THE ARENA, STOCKLEY PARK, STOCKLEY ROAD, WEST DRAYTON 68015/ADV/2011/71 (Agenda Item 11)</p> <p>Installation of 1x internally illuminated fascia sign and 1 non-illuminated projecting sign.</p> <p>In accordance with the constitution a representative of the petitioners objecting to the proposal and the agent addressed the meeting.</p> <p>The petitioner objecting made the following points:-</p> <ul style="list-style-type: none"> • The proposed large signage detracted from the area. • The sign being proposed was not allowed under the original planning permission. • The sign should be a block sign with the name of the shop only. <p>The agent made the following points:-</p> <ul style="list-style-type: none"> • The signage proposed was in keeping with other units. • The illuminated projecting sign could be amended to make it a non-illuminated sign. <p>A Ward Councillor advised the committee that the signs had already been erected prior to permission being granted.</p> <p>It was moved, seconded and agreed that the application be deferred for a site visit.</p> <p>Resolved – That the application be deferred for a site visit.</p>	<p>Action by</p> <p><i>James Rodger Matt Duigan</i></p>

170.	<p>61 ADELPHI CRESCENT, HAYES 60953/APP/2011/1214 (Agenda Item 12)</p> <p>Conversion of dwelling to 1, two-bedroom flat and 1 studio flat, part two storey, part single storey side extension and single storey rear extension, involving demolition of existing detached garage to side and alterations to front.</p> <p>In accordance with the Council's constitution the applicant addressed the meeting making the following points:-</p> <ul style="list-style-type: none"> • Thanked the committee for deferring the application previously. • Work had been undertaken with the architect and Council's Highway Engineer • There had been a number of options put forward for the layout of the parking. • Would abide by any conditions added by the committee to the planning permission, if granted. <p>The committee was advised that condition 4 had been amended on the addendum sheet but required further amendment by deleting '2 spaces for the studio unit' and inserting '1 space to the studio unit'.</p> <p>The recommendation for approval with the amendments on the addendum sheet and provided at the meeting was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved, subject to the conditions set out in the officer's report, addendum sheet and Condition 4 being further amended by deleting '2 spaces for the studio unit' and inserting '1 space to the studio unit'.</p>	Action by <i>James Rodger Matt Duigan</i>
171.	<p>ST DUNSTANS CHURCH HALL, CARFAX ROAD, HAYES 64608/APP/2011/1280 (Agenda Item 13)</p> <p>Variation of condition 7 (to allow for longer opening hours) of planning permission ref. 64608/APP/2010/2229 dated 18/01/2011 (Two storey building for use as church hall with associated parking and amenity space, involving demolition of existing building and alterations to existing vehicular crossover to front)</p> <p>This application was withdrawn from the agenda by the Head of Planning, Trading Standards & Environmental Protection.</p>	Action by <i>James Rodger Matt Duigan</i>
172.	<p>COLNE PARK HOUSE, 1 COLHAM MILL ROAD, WEST DRAYTON 44248/APP/2011/2028 (Agenda Item 14)</p> <p>Alterations and extensions to existing premises, including additional third storey, extension over rear of the site, alterations to parking, access and landscaping as well as new boundary treatment. Change of use from an opticians with a dispensary (Class A1) to mixed use development accommodating Class D1 (non-residential institution) 408sqm of space used as Community and Educational Centre and Place of Worship, as well as 2 residential flats (Class C3) at upper level.</p> <p>This application was withdrawn by the applicant.</p>	Action by <i>James Rodger Matt Duigan</i>

173.	<p>BRUNEL UNIVERSITY, KINGSTON LANE, HILLINGDON 532/APP/2011/1744 (Agenda Item 15)</p> <p>Installation of 8 x Solar Panels (2m x 1m) on the flat roof of Saltash Residence Block.</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application was approved, subject to the conditions and informatics set out in the officer's report.</p>	<p>Action by</p> <p>James Rodger Matt Duigan</p>
174.	<p>1 WESTFIELD COTTAGES, SIPSON LANE, HARLINGTON 67100/APP/2011/367 (Agenda Item 16)</p> <p><i>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).</i></p> <p><i>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</i></p> <p>Resolved – That the application be approved, subject to the conditions and informatics set out in the officer's report and the amended plan as set out on the addendum sheet.</p>	<p>Action by</p> <p>James Rodger Matt Duigan</p>
175.	<p>9 LODGE CLOSE, COWLEY 61365/APP/2011/2084 (Agenda Item 17)</p> <p>Single storey rear extension.</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved, subject to the conditions set out in the officer's report and condition 5 amended as set out on the addendum sheet circulated at the meeting.</p>	<p>Action by</p> <p>James Rodger Matt Duigan</p>
176.	<p>ENFORCEMENT REPORT (Agenda Item 18)</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>Resolved</p> <p>1. That the enforcement actions as recommended in the officer's report be agreed.</p>	<p>Action by</p> <p>James Rodger Matt Duigan</p>

	<p>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> <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>	
177.	<p>LAND REAR OF 11 & 15 MONTAGUE ROAD, UXBRIDGE - 67533/APP/2011/1464 (Agenda Item 19)</p> <p>Erection of a two storey detached building to provide 4, one bedroom flats with associated parking and amenity space and installation of vehicular crossover to side.</p> <p>Officers introduced the report and went through the changes on the addendum sheet circulated at the meeting.</p> <p>The petitioner objecting to the proposal advised the committee that he agreed with the officer's report and recommendation.</p> <p>The recommendation with reason for refusal 1 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 with reason for refusal 1 being amended as follows:-</p> <p>Amend reason for refusal 1 by inserting 'intensity' between 'location' and 'scale'.</p>	<p>Action by</p> <p>James Rodger Matt Duigan</p>
178.	<p>LAND REAR OF 11 & 15 MONTAGUE ROAD, UXBRIDGE - 67533/APP/2011/2554 (Agenda Item 20)</p> <p>Erection of a two storey detached building to provide 4, one bedroom flats with associated parking and amenity space and installation of vehicular crossover to side. (Resubmission).</p> <p>The Head of Planning, Trading Standards & Environmental Protection advised the committee that following legal advice this application was being withdrawn from the agenda. The agent had advised that due to the late notification of Agenda B being published he was unable to attend the meeting to respond to any comments made by the petitioner, which was his right. The applicant had been advised that he could submit a written statement or withdraw the application. The applicant declined to do this. As there was no appeal on Item 20, the Legal Advisor's advice was that the application should be withdrawn from the agenda to avoid any legal challenge.</p>	<p>Action by</p> <p>James Rodger Matt Duigan</p>

	The meeting, which commenced at 7.00 pm, closed at 10.10 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.