

Minutes**CENTRAL & SOUTH PLANNING COMMITTEE**

7 June 2011



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

	<p>Committee Members Present: Councillors John Hensley (Chairman), Janet Duncan, Wayne Bridges, Paul Buttivant, Dominic Gilham, Alan Kauffman, Robin Sansapuri and Brian Stead.</p> <p>LBH Officers Present: Matthew Duigan, Planning Team Manager Adrien Waite, Planning Advisor Syed Shah, Highways Officer Sarah Hickey, Legal Adviser Natasha Dogra, Democratic Services Officer</p>	
292.	<p>APOLOGIES FOR ABSENCE <i>(Agenda Item 1)</i></p> <p>Apologies had been received from Cllr Judith Cooper, and Cllr Alan Kauffman substituted.</p>	Action by
293.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING <i>(Agenda Item 2)</i></p> <p>Cllr Wayne Bridges declared a personal interest in item 6 – Ryefield House, Ryefield Avenue Hillingdon as he was a Ward Councillor for the area.</p>	Action by
294.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING <i>(Agenda Item 3)</i></p> <p>The minutes were agreed as an accurate record by the Committee.</p>	Action by
295.	<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 all items of business were marked Part 1 and were considered in public.</p>	Action by
296.	<p>RYEFIELD HOUSE, RYEFIELD AVENUE, HILLINGDON 11838/APP/2011/553 <i>(Agenda Item 6)</i></p> <p>Erection of a three storey care home with associated parking.</p> <p>Officers presented the report to the Committee. Members asked Officers to clarify the meaning of 'horizontal evacuation.' Officers said the building must have a site one each floor which can be used as a</p>	Action by

	<p>refuge area in an emergency.</p> <p>It was moved, seconded that the application be approved. On being put to the vote the application was unanimously approved.</p> <p>Resolved – That the application be approved with the additional informative as stated below and information in the addendum:</p> <p><i>“That consideration be given to the placement of an Evacuation Lift within the property.”</i></p>	Matthew Duigan, Planning Team Manager
297.	<p>14 YEADING LANE, HAYES 1104/APP/2010/1568 (Agenda Item 7)</p> <p>Change of use from Guest House B & B to Class D1 Non- residential Institutions for Women's Education and Recreation Institute (involving formation of staff car parking area to rear) (Retrospective application)</p> <p>Officers presented the report to the Committee.</p> <p>In accordance with the Council's constitution a representative of the petitioners in objection of the application addressed the meeting. The Ward Councillor was elected to speak on the petitions behalf</p> <p>The following points were made:-</p> <ul style="list-style-type: none"> • The site had already been in use with more than 40 persons on site, which exceeded the capacity limit of 30 persons. • Car parking was an issue in Yeading Lane, and the site made this issue more prominent. • The rear car parking could only be accessed by using the gated alleyway, which could only be accessed with a key. • The centre had been used on weekends, which did not comply with its opening days conditions (Monday to Friday only) <p>The Agent was invited to address the Committee and made the following points:-</p> <ul style="list-style-type: none"> • It was clarified that the owners of the property did have legal access and a key to the gated alleyway and this paperwork had been submitted to the planning case officer when requested. • Classes for children had been removed from the programme • The site would only be in use 10 am – 4 pm. • The planning application had been revised in conjunction with planning officers and Hillingdon Planning Policies. <p>The Chairman invited the Committee to ask the Agent any questions they had. A Member asked the Agent whether the centre was open to all faiths or was only to be used by Muslim women. The Agent clarified that the centre welcomed all faiths, religions and races. A Member asked the Agent whether the classes taught focussed on just Islamic issues. The Agent clarified that the programmes would focus on issues faced by all women and would not focus on one faith.</p> <p>Members queried the placement of the crèche. Officers clarified that the application had stated that a crèche would be provided but it had</p>	Action by

not been highlighted in the plans; should the application be approved the applicant would be allowed one month to revise the plans to show the placement of the crèche and send this to the planning case officer.

The Committee asked Officers to clarify whether the owners of the property had access to the side alleyway which lead to the rear car park. Officers clarified that the alleyway had been funded partly by the Local Authority and partly by residents. The owners of 14 Yeading Lane did have a key to the alleyway and the correct paperwork to show this had been submitted. Members raised concerns that to enable constant access to the rear car park the alleyway gate would have to be left open, or several keys would have to be made. Members did not feel comfortable with either option, however Legal Officers clarified that the issue of access was a civil issue and was out of the remit for the planning Committee. Members stated that this legal issue directly impacted the planning application they were considering as it affected the parking on the site.

Members said they did not have enough information regarding the side gated alleyway leading to the rear car park and until this was clarified they could not make a decision on the application.

Members decided that the additional condition drawn up by officers in the addendum should be applied to the report before it was reconsidered at a later planning meeting.

The Committee felt that as a number of concerns had been raised it was felt that the best way forward would be for the application to be deferred.

Resolved

- **That the application be deferred for evidence to be obtained of rights of access over the rear vehicular access way, as well as evidence as to applicants rights to access through gates at end of rear alley,**
- **That the following additional condition be applied to the application:**

Matthew
Duigan,
Planning
Team
Manager

"The building shall be used only for the purposes within Use Class D1 of the Schedule of the Town and County Planning Order 1987. To prevent any unacceptable parking related impacts which may be associated with other issues in accordance with policy AM7 and AM14 of the Hillingdon Unitary Development Planning Saved Policies;

and

The maximum number of persons on site (which is limited to staff, members and their young children) shall at all times accord with the Site Management Supervision Plan (dated 24 May 2011) and specifically, at any one time the numbers of persons shall not exceed 30 persons, and of the total 30 persons there shall be more than 6 'young children' on site. For the purpose of this condition 'young children' and defined are defined as persons

	<p><i>aged 5 years of younger.”</i></p> <ul style="list-style-type: none"> - That before the application is represented to the Committee the following is to be undertaken: <ul style="list-style-type: none"> - Integrate the addendum into the report - Amend condition 19 so it ends with the words 'for the life of the building' - Amend condition 5 by inserting the words 'as well as details of how the rear access way is to be maintained' - Amend the first of the two conditions circulated and read out during the meeting by adding the words 'and any other' between 'for' and 'purpose' - Amend the reason of the second of the two conditions circulated and read out during the meeting by adding the words 'as well as impacts from noise and disturbance' between 'impacts' and 'which' in the reason. - Amend the reason of the second of the two conditions circulated and read out during the meeting by adding the words 'this and' between 'with' and 'other' and the words. 	
298.	<p>LAND ADJACENT TO 85 LARCH CRESCENT, HAYES 67407/APP/2010/2598 (Agenda Item 8)</p> <p>Erection of a three-bedroom detached dwelling.</p> <p>Officers presented the report to the Committee.</p> <p>It was moved, seconded that the application be approved. On being put to the vote the application was approved.</p> <p>Resolved</p> <ul style="list-style-type: none"> - That the application be approved with the additional information in the addendum as stated below and the additional condition as follows: <p><i>“The development hereby approved shall not be occupied until the means of vehicular access has been constructed in accordance with the plans hereby approved.”</i></p>	<p>Action by</p> <p>Matthew Duigan, Planning Team Manager</p>
	<p>The meeting, which commenced at 7.00 pm, closed at 8.10 pm.</p>	

These are the minutes of the above meeting. For more information on any of the resolutions please contact Natasha Dogra on 01895 250693. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.