

**Minutes****Central & South Planning Committee****Tuesday, 24 May 2011**
**HILLINGDON**  
 LONDON

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

	<p><b>Members Present:</b>          Councillors John Hensley (Chairman)          Wayne Bridges          Janet Duncan          Dominic Gilham          Carole Melvin          Robin Sansarpuri          Brian Stead</p> <p><b>Apologies:</b>          Paul Buttivant</p> <p><b>Officers Present:</b>          James Rodger Head of Planning, Sarah White – Legal Officer, Matt Duigan – Team Manager – Central &amp; South Team, Manmohan Ranger – Highways Engineer and Gill Brice –Democratic Services</p>	
274.	<p><b>Apologies for Absence</b></p> <p>Apologies had been received from Councillor Judith Cooper with Councillor Carole Melvin substituting.</p>	
275.	<p><b>Declarations of Interest in matters coming before this meeting</b></p> <p>Councillor Wayne Bridges declared a personal &amp; prejudicial interesting Item 8 – 28 and Rear of 22, 24, 26 &amp; 34 Oakdene Road, Hillingdon and left the meeting whilst the item was discussed.</p>	
276.	<p><b>Matters that have been notified in advance or urgent</b></p> <p>There had been no items notified in advance as urgent.</p>	
277.	<p><b>To receive the minutes of the previous meeting</b></p> <p>A member raised concerns about the wording of the Pat 2 minutes in relation to the Enforcement Reports. It provides no information on the address of the site or the decision that was made. The member stated that she would be unable to agree the minutes as a correct record until this had been resolved.</p>	<b>Action By:</b> <i>Raj Alagh    Lloyd    White    Gill Brice</i>

	<p>Following discussion the committee agreed that the Borough Solicitor and the Head of Democratic Services be asked to review the wording of minutes of the Part 2 Enforcement Reports.</p> <p>The minutes of the meeting held on 28 April were moved, seconded and on being put to the vote was agreed as a correct record and signed by the Chairman.</p>	
278.	<p><b>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</b></p> <p>It was agreed that items marked as Part 1 would be considered in Public and matters considered in Part 2 would be considered in Private.</p>	<b>Action By:</b>
279.	<p><b>FORMER NATIONAL AIR TRAFFIC SERVICES (NATS) HEADQUARTERS, PORTERS WAY, WEST DRAYTON</b></p> <p><b>Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for Phase 1 Second Application (Boulevard, promenade and public open space, no buildings) of planning permission ref: 510/APP/2009/2348 dated 01/10/2010: Proposed mixed-use redevelopment comprising: 773 dwellings comprising 12 studios, 152 one-bedroom flats, 316 two-bedroom flats, 21 two-bedroom houses, 23 three-bedroom flats, 181 three-bedroom houses, 59 four-bedroom houses and 9 five-bedroom houses; Class D1 Primary Healthcare facility including room for joint community use (up to 1085sq.m gea); Class C2.</b></p> <p><b>5107/APP/2011/378</b></p> <p>A member asked how high the bunding was to be around the play area as there were concerns about the safety of these areas.</p> <p>Officers advised that the play space was being provided at the heart of the development. The proposal provided safety through design and a lot of thought had been given to the visibility of the play space but ensuring children safety.</p> <p>In answer to an issue raised in relation to lighting officers advised that adequate lighting was to be provided. The provision of CCTV and secure by design had been provided across the wider site through conditions attached to the outline application.</p> <p>The Recommendation with condition 2 amended was moved, seconded and on being put to the vote was agreed.</p>	<p><b>Action By:</b></p> <p><i>James Rodger Matt Duigan</i></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 and condition 2 amended as follows:-</b></p>	
280.	<p><b>20 DUNBAR CLOSE, HAYES</b></p> <p><b>Conversion of existing dwelling to form 2, two-bedroom flats involving a part single, part two storey side / rear extension.</b></p> <p><b>330211/APP/2011/477</b></p> <p>Officer's introduced the report and advised that an enforcement notice was served on 28 March 2011 in relation to the conversion of the property into flats. This was a material consideration as the reasons for the enforcement notice being served was due to the inadequate internal space of the flats and lack of parking.</p> <p>In accordance with the Council's constitution a representative of the petitioners addressed the meeting. The agent was not present at the meeting.</p> <p>Petitioner objecting made the following points:</p> <ul style="list-style-type: none"> <li>• The play space provided was not sufficient for the two flats.</li> <li>• The erection of a 6' fence would obstruct the current view and be a security risk.</li> <li>• There had already been a number of burglaries in the area.</li> <li>• The proposed extension would restrict sunlight to neighbouring properties.</li> <li>• The privacy of No.18 Dunbar Close would be compromised and felt that if approved all overlooking windows should be opaque glazed.</li> <li>• Children used the street as a playground, some without supervision this would lead to safety concerns for drivers and children.</li> <li>• The sewers system was intended only for a limited number of properties.</li> <li>• The proposed conversion would not improve the character of the area.</li> <li>• The petitioner asked for the application to be refused as per the officer's recommendation contained in the report.</li> </ul> <p>Ward Councillor addressed the meeting and made the following points:-</p> <ul style="list-style-type: none"> <li>• Supported the concerns raised by the petitioner.</li> <li>• The conversion of the house to flats would not provide sufficient living space.</li> </ul>	<p><b>Action By:</b></p> <p><i>James Rodger Matt Duigan</i></p>

	<ul style="list-style-type: none"> <li>• The Proposal would be too large and overbearing.</li> <li>• There was a need to retain the character of this quiet residential road.</li> <li>• There was already a shortfall of on-street parking due to the number of dropped kerbs in the road.</li> <li>• There was insufficient information on disabled access and Waste Management details.</li> </ul> <p>A member asked whether the proposal provided sufficient amenity space for both of the flats.</p> <p>Officers advised that the amenity space provided met the requirements for both the flats.</p> <p>In answer to an issue raised in relation to the parking survey carried out by the residents' officers advised that if an appeal was received on this application a parking stress survey would be carried out by the Council to support its case.</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>	
281.	<p><b>LAND AT 28 AND R/O 22, 24, 26 &amp; 34 OAKDENE ROAD, HILLINGDON</b></p> <p><b>1 terraced block containing 2 three-bedroom and 2 four-bedroom two storey dwellings, 1 terraced block containing 2 two-bedroom and 2 three-bedroom two storey dwellings with associated parking, cycle store, amenity space and installation of vehicular crossover, involving demolition of existing dwellings Nos.30 and 32 and detached garage to No.34, two storey side and single storey rear extension to No. 28.</b></p> <p><b>66706/APP/2010/2673</b></p> <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"> <li>• The residents were against the building in rear gardens.</li> <li>• Too many houses were to be built on the site</li> <li>• There were insufficient parking spaces being provided, which would increase parking on surrounding roads.</li> <li>• There was commuter parking all day in the area.</li> </ul>	<p><b>Action By:</b></p> <p><i>James Rodger Matt Duigan</i></p>

- The U2 bus runs through the estate and there were concerns about the distance from the bus stop to Oakdene Road for the elderly and disabled.
- When Long Lane was congested drivers rat run through the estate.
- 30 & 32 would be demolished if this proposal was approved and the current tenants had been occupied by the same occupants for many years.
- The proposal would put a strain on the sewers and other services in the area.
- What were the results of the risk assessment in regard to flooding and what data was used in carrying out the assessment.
- The lower part of the estate became waterlogged in the winter and gardens were not just for families but to soak up the rain water.
- The proposed properties were on high ground and backed on to school playing fields.
- The petitioner asked the committee to consider refusing the application.

The Agent made the following points:-

- Referred the committee to the officer's report.
- The appeal decision for refusal only related to the design of the house proposed at the front of the site.
- The parking issue had been clarified and more spaces being provided than was required.
- Permeable paving was being provided to reduce the risk of flooding and there was other legislation that covered surface water discharge.
- The garages had been drawn wider than the minimum requirement.

The Ward Councillor made the following points:-

- Hillingdon was short of housing and the application met all the requirements.
- The design harmonised with the surrounding street scene.
- The families that occupy the houses to be demolished would be re-housed. In discussions that had taken place alternative accommodation would be offered in the same street on a like for like basis if it was what the tenants wanted.
- Hope the committee will make the right decision on this application.

	<p>The Chairman suggested that an informative needed to be added to ensure that if the lamppost at the entrance of the site needed to be moved this should be at the cost of the applicant and be re-positioned prior to the development commences. The addition of this informative was agreed by the committee.</p> <p>It was also suggested that a condition be added to ensure that the garage remained as a garage and was provided to the measurements shown on the plans.</p> <p>A member raised concern at there being no way through to the rear garden without going through habitable rooms.</p> <p>Officers advised that due to the appeal history of this site it was not felt that it could be refused at this stage on this issue.</p> <p>The Highways Engineer advised that Condition 18 contained in the report needed to be amended. It was suggested that the amended wording be agreed with the Chairman &amp; Labour Lead. This was agreed by the committee.</p> <p>The recommendation with Condition 18 amended an additional condition an informative 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 and Enforcement to grant planning permission, subject to the following:</b></p> <ol style="list-style-type: none"> <li><b>1. That the Council enter into a legal agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:</b> <ol style="list-style-type: none"> <li><b>(i) A contribution of £61,275 towards local education facilities.</b></li> <li><b>(ii) 5% of total cash contributions secured towards the management and monitoring of the resulting agreement.</b></li> </ol> </li> <li><b>2. 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.</b></li> <li><b>3. That the officers be authorised to negotiate the terms of the proposed agreement.</b></li> </ol>	
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	<p>4. That is the S106 agreement is not completed within a period of 6 months from the date of this resolution that, under the discretion of the Head of Planning and Enforcement, the application is refused under delegated powers on the basis that the applicant has failed to mitigate the impact of the development on local educational facilities.</p> <p>5. That if the application is approved, the conditions and informatives set out in the officer's report and on the addendum sheet circulated at the meeting be attached with condition 18 amended, an additional condition and informative.</p> <p><b>Amended Condition 18</b></p> <p>Development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas (where appropriate) must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide or at least 3.0m wide where two adjacent bays may share an unloading area.</p> <p><b>REASON</b>  <b>To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan . (February 2008).</b></p> <p><b>New Condition</b></p> <p><b>'Before development commences, plans and details of the internal garages, demonstrating that each will have a minimum opening/door width of 3m and minimum depth of 5.5m shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the garages shall be constructed in accordance with the approved details, and thereafter be maintained in good working order for the life of the development.</b></p>	
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	<p><b>REASON</b></p> <p><b>To ensure the garages are designed to be an adequate and useable size and to ensure adequate off street parking, in compliance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan . (February 2008).'</b></p> <p><b>Add the following informative:</b></p> <p><b>'Should it become necessary to relocate any streetlight/lamppost in order to accommodate the new access way, then you are advised to contact with the Councils Street Lighting team and make suitable arrangements for removal.'</b></p>	
282.	<p><b>311 LONG LANE, HILLINGDON</b></p> <p><b>Change of Use from Class A2 (Financial and Professional Services) to Class A3 (Restaurant) with installation of 1.8m flue to rear.</b></p> <p><b>19196/APP/2011/632</b></p> <p>In accordance with the Council's constitution a representative of the petitioners addressed the meeting. The agent was not present at the meeting.</p> <p>The petitioner raised the following points:-</p> <ul style="list-style-type: none"> <li>• The petitioner lived in Magnolia Court, which backed onto the service road.</li> <li>• Residents backing onto the service were currently unable to open windows due to the fumes from an existing restaurants flue.</li> <li>• The proposed change would make the current situation worse in regard to pollution.</li> </ul> <p>In relation to the current problems being experienced by residents by the existing restaurant officers advised that this was currently being investigated by the Environmental Protection Unit.</p> <p>In answer to an issue raised in relation to the fire exit and waste management officers advised that the fire exit would be dealt with under Building Control. If this could not be met a certificate would not be issued. In relation to Waste Management this would be provided by a commercial contract with between the applicant and a private company. Officers suggested amending reason for refusal 1 to add 'and adjacent residential' between the words 'visual' and 'amenities' and amending informative 4 on the addendum sheet by inserting the words 'or use of the external stair</p>	<p><b>Action By:</b></p> <p><i>James Rodger Matt Duigan</i></p>

	<p>case for residents located above the ground floor'. These two amendments were agreed by the committee.</p> <p>A member suggested that consideration should be given to including in the reason for refusal concerns that the flue may still result in fumes and odour.</p> <p>Officers advised the committee that the Environmental Protection Unit had advised that the flue as submitted was acceptable there would therefore be no reason to add this into the reason for refusal</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>Amend refusal reason 1 by inserting the words 'and adjacent residential' between the words 'visual' and 'amenities'</b></p> <p><b>Amend informative 4 (at page 5 of the addendum) by inserting the words 'or use of the external stair case for residents located above the ground floor'</b></p>	
283.	<p><b>UNIT 7A, HAYES BRIDGE RETAIL PARK, UXBRIDGE ROAD, HAYES</b></p> <p><b>Application for variation of condition 4 (to extend the range of goods permitted to be sold) of planning permission ref: 51331/APP/2005/1415 dated 17/07/2005: Alterations to front, rear and side elevations to create new entrances and new enclosed service corridor.</b></p> <p><b>67475/APP/2010/2824</b></p> <p>A member felt that the proposal to extend the range of goods permitted would damage Hayes Town Centre and would not be supporting the recommendation for approval.</p> <p>A member stated that the Hayes Town Centre Partnership and the Local MP had not raised any concerns about the application. The officer recommendation was moved, seconded and on being put to the vote there were 4 in favour and 2 against the recommendation. The recommendation was therefore agreed.</p> <p><b>Resolved – (A) That the application be determined by the Head of Planning, Trading Standards and Environmental Protection under delegated powers, subject to the completion of a unilateral undertaking under Section 106 of the Town and Country Planning Act 1990 (as amended) to provide for the following obligation:</b></p>	<p><b>Action By:</b></p> <p><i>James Rodger Matt Duigan</i></p>

	<p><b>(i) That the additional goods proposed as part of the planning application shall not account for more than 17% of the net sales area of the store at the site at any one time and shall comprise any of the following items:</b></p> <p><b>1.1 Luggage and travel goods</b>  <b>1.2 Pushchairs and car seats</b>  <b>1.3 Crockery</b>  <b>1.4 Glassware and cutlery</b>  <b>1.5 Cookware</b>  <b>1.6 Ornaments and Vases</b>  <b>1.7 Seasonal Gifts including:</b></p> <ul style="list-style-type: none"> <li><b>- Food and drink</b></li> <li><b>- Toys and Games</b></li> <li><b>- Cards and Stationery</b></li> </ul> <p><b>(B) That the applicant meets the Council's reasonable costs in the preparation of the unilateral undertaking and any abortive work as a result of the undertaking not being completed.</b></p> <p><b>(C) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.</b></p> <p><b>(D) That if within 6 months, the unilateral undertaking has not been finalised, delegated powers be given to the Director of Planning and Community Services to refuse planning permission for the following reasons:</b></p> <p><b>1. The proposed amendment to condition 4 of planning permission 51331/APP/2005/1415 would provide for inadequate control over the sale of goods which should be sold within Town Centre Locations. As such it would result in an unsustainable pattern of development which would encourage transportation by private motor vehicles and result in a detrimental impact on the vitality and viability of nearby Town centres contrary to the objectives of Policies AM1 and AM2 of the Hillingdon Unitary Development Plan Saved Policies, Policies 2A.8, 3D.1, 3D.2 and 3D.3 of the London Plan, Planning Policy Statement 1: Delivering Sustainable Development, Planning Policy Statement 4: Planning for Sustainable Economic Growth and Planning Policy Guidance 12: Transport.</b></p> <p><b>(E) That if the application is approved, the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting be attached.</b></p>	
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284.	<p><b>Enforcement Report</b></p> <p>The recommendation 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 resolved to release their decision and the reasons for it outlined in the report to be released into the public domain, solely for the purpose of issuing the formal enforcement notice to the individual concerned.</b></p>	<p><b>Action By:</b></p> <p><i>James Rodger Matt Duigan</i></p>
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	The meeting, which commenced at 7.00 p.m., closed at 10.05 p.m.	

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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