

## Minutes

### NORTH PLANNING COMMITTEE

7 June 2012

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



HILLINGDON  
LONDON

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman) Allan Kauffman (Vice-Chairman) David Allam (Labour Lead) Carol Melvin John Morgan David Payne Raymond Graham Beulah East</p> <p><b>LBH Officers Present:</b> Matthew Duigan – Planning Service Manager Meg Hirani – Planning Contracts and Planning Information Syed Shah – Principal Highways Engineer Rory Stracey – Planning Lawyer Anne Gerzon – Locum Planning Lawyer (observing) Helen Taylor – Head of Audit and Enforcement Linda Wharton – Planning Enforcement Manager Charles Francis – Democratic Services</p>	
17.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Jazz Dhillon. Councillor Beulah East attended as a substitute.</p>	
18.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>None.</p>	
19.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 17 May 2012 were deferred to 26 June 2012 meeting.</p>	
20.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>	
21.	<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> (<i>Agenda Item 5</i>)</p>	

	All items were considered in Part 1 with the exceptions of items 13 and 14 which were considered on Part 2.	
22.	<p><b>LYON COURT AND 28-30, PEMBROKE ROAD, RUISLIP - 66985/APP/2011/3049</b> (<i>Agenda Item 6</i>)</p> <p><b>Erection of 3, part 3, part 4 storey blocks, to provide 61 residential units, comprising 25 one bedroom, 27 two bedroom, 8 three bedroom apartments and one 4 bedroom house, together with construction of a new access, associated parking and landscaping, involving demolition of existing buildings and stopping up of existing vehicular access.</b></p> <p><b>Deferred from North Committee 24/05/2012</b></p> <p>Officers introduced the report and drew the Committee's attention to the changes set out in the Addendum.</p> <p>In discussing the application, officers confirmed that the design ensured there was sufficient space for refuse vehicles to access the site safely. The Committee raised concerns about the operation of the gates and asked officers to clarify how these would operate in the event of a power failure. In response, officers confirmed that the operation of the gates could be subject to a pre-commencement condition to ensure Members concerns were met before construction could begin.</p> <p><b>Resolved –</b></p> <p><b>It was moved and seconded that the recommendation for approval be agreed, subject to the following pre-commencement condition.</b></p> <p>19. Prior to the commencement of the development hereby approved details of the access gate to the car park, incorporating facilities for its operation by disabled persons, service delivery vehicles, emergency vehicles and local authority service vehicles and capable of being manually operated in the event of a power failure shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the access gate shall be installed in accordance with the approved details and maintained for so long as the development remains on site.</p> <p><b>REASON</b></p> <p>To provide safe and adequate access for pedestrians and vehicles accessing the new parking area in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).</p>	<p><b>Action by</b></p> <p>Matthew Duigan &amp; Meg Hirani</p>
23.	<p><b>IMADA, 12 KADUNA CLOSE, EASTCOTE, 52580/APP/2011/2033</b> (<i>Agenda Item 7</i>)</p> <p><b>Erection of a first floor side extension to provide 2 two-bedroom flats with associated parking and amenity space.</b></p> <p>Officers introduced the report and drew the Committee's attention to</p>	<p><b>Action by</b></p> <p>Matthew Duigan &amp; Meg Hirani</p>

	<p>the changes set out in the Addendum.</p> <p>In accordance with the Council’s constitution, representatives of the petitions received in objection to the application were invited to address the meeting.</p> <p>The petitioners made the following points:</p> <ul style="list-style-type: none"> <li>• The application would have a detrimental impact on Conservation Area</li> <li>• The application would affect the viability of the local Tennis Club</li> <li>• Access and egress to the site was unacceptable</li> <li>• The application would effect local drainage, including the sewer</li> <li>• There was insufficient parking</li> <li>• The application did not include sufficient amenity space.</li> </ul> <p>The applicant / agent did not attend the meeting. No ward Councillors attended the meeting.</p> <p>In discussing the application, the Committee agreed it was important to be guided by the Environment Agency and the proposed development constituted a flood risk to local residents.</p> <p>The recommendation was proposed and seconded and on being put to the vote was unanimously refused.</p> <p><b>Resolved -</b></p> <p><b>That the application would have been refused had an appeal against non-determination not been received.</b></p>	
24.	<p><b>LAND AT JUNCTION OF WARREN ROAD, SWAKELEYS DRIVE, ICKENHAM, 65862/APP/2012/982 (Agenda Item 8)</b></p> <p><b>Installation of a 15m high telecommunications pole, associated antenna, equipment cabinet and ancillary developments works (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.) Application for prior approval for siting and design</b></p> <p>Officers introduced the report which concerned the installation of a 15m high telecommunications pole, associated antenna and equipment cabinet.</p> <p>In accordance with the Council’s constitution, the representative of the petition received in objection to the application was invited to address the meeting.</p> <p>The petitioner made the following points:</p> <ul style="list-style-type: none"> <li>• The application would have a detrimental impact on the street scene.</li> <li>• The Telecommunications Company had chosen to overlook 9 other possible locations.</li> <li>• The proposed development did not conform to siting guidance or with best practice.</li> </ul>	<p><b>Action by</b></p> <p>Matthew Duigan &amp; Meg Hirani</p>

	<p>The applicant / agent did not attend the meeting. No ward Councillors attended the meeting.</p> <p>In discussing the application, the Committee agreed that the application would have a detrimental effect on the street scene and the chosen location appeared to owe more to the ease of maintenance rather than the concerns of local residents.</p> <p>The officer recommendations were proposed and seconded and on being put to the vote were unanimously refused.</p> <p><b>Resolved –</b></p> <p><b>Agreed (A) That prior approval of siting and design is required and (B) Refusal</b></p>	
25.	<p><b>THE SWAN, BREAKSPEAR ROAD NORTH, HAREFIELD</b> (<i>Agenda Item 9</i>)</p> <p><b>Two storey detached building to contain 2 one-bedroom and 4 two-bedroom, self contained flats with associated parking and amenity space and alterations to existing vehicle crossover to front, (involving demolition of existing building).</b></p> <p>The original planning application was agreed at 26<sup>th</sup> April 2012 meeting but following the planning committee, the level of education contribution was queried by the applicant and it was discovered an error had been made. Therefore further Committee authorisation was sought to correct this error.</p> <p>The recommendation for approval subject to a Section 106 / Unilateral Undertaking was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved – That the Deed of Variation be agreed.</b></p>	<p><b>Action by</b></p> <p>Matthew Duigan &amp; Meg Hirani</p>
26.	<p><b>LAND AT WILLOW FARM (FIELD 3116), JACKETS LANE, HAREFIELD - 57685/APP/2011/1450</b> (<i>Agenda Item 10</i>)</p> <p><b>Permanent use of the land as a gypsy and traveller caravan site and for the keeping and breeding of horses with associated operational development, including the siting of two mobile homes and a touring caravan, retention of two stable blocks, and the formation of a garden area with the erection of a garden shed, yard and paddock areas, parking spaces, landscaping and fencing (Part retrospective application).</b></p> <p><b>Deferred from North Committee 10/01/2012</b></p> <p>This item was withdrawn from the agenda by the Head of Planning.</p>	<p><b>Action by</b></p> <p>Matthew Duigan &amp; Meg Hirani</p>

27.	<p><b>439 VICTORIA ROAD RUISLIP - 67990/APP/2012/728</b> (<i>Agenda Item 11</i>)</p> <p><b>Change of use of from retail (Use Class A1) to financial and professional services (Use Class A2).</b></p> <p>Officers introduced the report which concerned a change of use from retail (use Class A1) to financial and professional services (Use Class A2).</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved –</b></p> <p><b>That the application be approved as per the officer report.</b></p>	<p><b>Action by</b></p> <p>Matthew Duigan &amp; Meg Hirani</p>
28.	<p><b>THE BREAKSPEAR ARMS, BREAKSPEAR ROAD NORTH, HAREFIELD - 10615/APP/2012/488</b> (<i>Agenda Item 12</i>)</p> <p><b>Conservatory to side and provision of 'jumbrella' and outdoor seating areas to exterior of property</b></p> <p>This application was withdrawn by the Applicant.</p>	<p><b>Action by</b></p> <p>Matthew Duigan &amp; Meg Hirani</p>
29.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 13</i>)</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></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><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 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.</b></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</i></p>	<p><b>Action by</b></p> <p>Helen Taylor &amp; Linda Wharton</p>

	<i>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>	
30.	<p><b>ENFORCEMENT REPORT</b> (Agenda Item 14)</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></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><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 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.</b></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>	<p><b>Action by</b></p> <p>Helen Taylor &amp; Linda Wharton</p>
	The meeting, which commenced at 7.00 pm, closed at 8.05 pm.	

These are the minutes of the above meeting. For more information on any of the resolutions please contact Charles Francis on 01895 556454. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.