

Minutes

CENTRAL & SOUTH PLANNING COMMITTEE

5 November 2013

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



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors John Hensley (Chairman), Judith Cooper (Vice-Chairman), Wayne Bridges, Neil Fyfe, Dominic Gilham, Brian Stead, Mo Khursheed (Labour Lead) and Janet Duncan</p> <p>LBH Officers Present: Matt Duigan - Planning Service Manager, Adrien Waite – Major Applications Manager, Syed Shah – Principal Highways Engineer, Tim Brown – Legal Services, Gill Oswell - Democratic Services</p>
33.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
34.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Wayne Bridges declared a non pecuniary interest in Item 7 – 9 Baxter Close, Hillingdon as he had been speaking to the petitioners about the application and left the meeting whilst the item was discussed.</p> <p>Councillor Neil Fyfe declared a non pecuniary interest in Item 16 – Part 2 report as he had been in discussion with the owner and left the meeting whilst the application was discussed.</p>
35.	<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 the 24 September were agreed as a correct record following an amendment to add the apologies for Councillor Dominic Gilham.</p>
36.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>There were no items notified in advance or urgent.</p>
37.	<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 marked Part 1 would be heard in public and all those items marked Part 2 would be heard in Private.</p>

38.	<p>98 POLE HILL ROAD, HAYES 10668/APP/2013/2344 (<i>Agenda Item 6</i>)</p> <p>Part two storey, part single storey rear extension and roof extension to create additional habitable roofspace and change of use from use class C3 (Residential) to use class C2 (Residential Institutions) to be used as a 10-bedroom Nursing Home (Resubmission).</p> <p>This application was withdrawn by the applicant.</p>
39.	<p>9 BAXTER CLOSE, HILLINGDON 38913/APP/2013/2254 (<i>Agenda Item 7</i>)</p>
	<p>Two storey front and side extensions to include habitable roofspace and installation of rear dormer and 1 x side rooflight, single storey side and rear extensions, involving part demolition of existing dwelling and alterations to roof of remaining element.</p> <p>Officers introduced the report advising the Committee of the main issues.</p> <p>In accordance with the Council's Constitution a representative of the petitioners addressed the meeting making the following points:-</p> <ul style="list-style-type: none"> • The saga of the development on this site had been on going for 10 years. • Residents were tired of the amount of time they had spent objecting to applications on this site. • The reasons for objecting to the proposal in the petition and letters submitted had been had been included in the officers' report, so there was no need to repeat them. • One point the petition made was that within a couple of days of the application to extend the bungalow being approved earlier this year, the current application was submitted. <p>The applicant was not present at the meeting.</p> <p>In answer to a question raised as to whether the reason for refusal was robust, officers advised the Committee that the application proposed a cumulative development of what had already been approved and an additional side extension. The application had been assessed against the Council's policies and the reason for refusal was robust.</p> <p>A member asked whether it was felt that the reason for refusal should include details of the part 2 part 3 storey extension as this may have relevance.</p> <p>The Committee was informed that the height of the dwelling previously approved was similar to that currently proposed. The height of the dwelling was the same as a 2 storey dwelling with a pitched roof.</p> <p>A Member stated that the plans show that roofspace was to be a playroom with bathroom; concerns were raised in relation to there being a dormer in the roof, which could enable this space to be used as a bedroom.</p> <p>Officers advised the Committee that if the roofspace was turned into another bedroom there was sufficient parking and amenity space to accommodate this. If the owner then wanted to turn the property in to a Home in Multiple Occupation this would constitute a change of use and permission would be required.</p>

	<p>In answer to a question raised in relation to the suggestion that an informative be added requiring a S106 for Education funding, officers advised the committee that that Education funding was not required as the development would not have a net gain of 6 habitable rooms.</p> <p>The recommendation for refusal 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.</p>
40.	<p>LAND REAR OF 37 - 39 WIMBOURNE AVENUE, HAYES 63342/APP/2013/1168 (Agenda Item 8)</p>
	<p>Two storey, four-bed, detached dwelling with associated parking and amenity space and installation of 2 x vehicular crossovers to side, involving relocation of existing garage to No.37.</p> <p>Officers introduced the report and confirmed that there was only one new crossover being proposed as part of this application as the other three crossovers were already in existence.</p> <p>In answer to a question raised officers suggested that condition 11 could be amended to include a visibility splay to be provided for the crossover in Lulworth Waye.</p> <p>A member raised concerns about there being a velux in the roof and that it could in the future be capable of becoming a habitable room. Could a condition be added to ensure that this space was for ancillary storage only?</p> <p>Officers suggested that there was no access shown to the roofspace and as this may be part of the approved scheme, a condition was not felt to be necessary. Officers advised that each dwelling had approximately 150 square metres of amenity space, so if this was used as a habitable room this would not cause any concerns.</p> <p>The recommendation contained in the officer’s report was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved - That delegated powers be given to the Head of Planning, Green Spaces and Culture 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) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to secure:</p> <p style="padding-left: 40px;">i) A contribution of £15,443 for capacity enhancements in local schools;</p> <p>B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the legal Agreement(s) and any abortive work as a result of the agreement not being completed.</p> <p>C) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.</p>

	<p>D) That if any of the heads of terms set out above have not been agreed and the 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, Green Spaces and Culture , then the application be refused for the following reason:</p> <p>'The development is likely to give rise to a significant number of children of school age that would require additional educational provisions, due to the shortfall of places in schools serving the area. Given that a legal agreement or unilateral undertaking has not been offered and the applicants are not willing to enter into or provide any such agreement, to address this issue, the proposal is considered to be contrary to Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Planning Obligations, Supplementary Planning Document (July 2008).'</p> <p>E) That subject to the above, the application be deferred for determination by the Head of Planning, Green Spaces and Culture under delegated powers, subject to the completion of the legal agreement with the applicant.</p> <p>F) That if the application is approved, the conditions set out in the officer's report and addendum sheet circulated at the meeting and subject to any changes negotiated by the Head of Planning, Green Spaces and Culture prior to issuing the decision.</p>
41.	<p>THE INDUSTRY, YEADING LANE, HAYES 69267/APP/2013/1647 (Agenda Item 9)</p> <p>Single storey side/rear extension and installation of canopy to side.</p> <p>Officers introduced the report and informed the Committee that the building was currently empty and had been designed sympathetically. The Environment Protection Unit had been consulted and had no objection subject to conditions, which had been included in the report.</p> <p>In answer to a question raised, officers advised the Committee that the extension resulted in a 48% increase in floorspace, which was less than 50% and was not considered to be disproportionate. The single storey extensions reduced the impact the proposal would have on the openness of the area.</p> <p>The recommendation for approval 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 informatives set out in the officer's report and addendum sheet circulated at the meeting.</p>
42.	<p>151 CHARVILLE LANE, HAYES 1590/APP/2013/2369 (Agenda Item 10)</p>
	<p>Two storey 4-bed detached dwelling involving demolition of existing detached dwelling.</p> <p>Officers introduced the report informing the Committee that the site was in the Metropolitan Green Belt. The proposed design fits in with the street scene and was not harmful to the character of the area. Officers asked that condition 5 as amended on the addendum sheet be further amended to delete 'as well as access to the site, including the crossover'.</p>

In answer to a question raised by members, officers advised that the conditions attached to the permission override the plans, but suggested that condition 8 be amended to add 'not withstanding the approved plans'.

Members also asked for the window on the staircase to be obscure glazed as the first floor window was in a different place and position. The committee agreed to condition 8 being amended as suggested by officers. .

The recommendation for approval was moved, seconded with condition 8 being amended 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 addendum sheet circulated at the meeting and conditions 5 & 8 amended as follows:-

Amended Condition 5

'No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Means of enclosure/boundary treatments

2.b Car Parking Layouts (providing 2 parking spaces)

2.c Hard Surfacing Materials

2.d External Lighting

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other

5.a Existing and proposed functional services above and below ground

5.b Proposed finishing levels or contours Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011).'

Amended Condition 8 –

'Notwithstanding the plans hereby approved, the first floor windows and the landing window facing No.149 Charville Lane shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

	<p>REASON To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)'</p>
43.	<p>GREAT HARMONDSWORTH BARN (ADJACENT TO MANOR COURT), HIGH STREET, HARMONDSWORTH 27256/APP/2013/1444 (Agenda Item 11)</p> <p>Reinstatement of historic eaves overhang, repairs to timber frame structure of barn, re-roofing (using new handmade clay peg tiles and salvaged tiles from barn), replacement of softwood battens with oak battens, repairs to external timber cladding, replacement of some boarding with new matching oak boarding, reinstating historic vertical boarding, removal of 20th century boarding on south elevation and reinstatement of historic south elevation including the insertion of high level doors and repairs to historic threshing floor and new internal lighting scheme.</p> <p>In answer to a question raised by members, as to who would provide the watching brief in relation to the Archaeological investigation, officers advised that this would be undertaken by a qualified archaeologist and supervised by the Greater London Archaeological Service (GLAAS).</p> <p>The recommendation for approval 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 informatives set out in the officer’s report and addendum sheet circulated at the meeting.</p>
44.	<p>GREAT HARMONDSWORTH BARN (ADJACENT TO MANOR COURT), HIGH STREET, HARMONDSWORTH 27256/APP/2013/1445 (Agenda Item 12)</p> <p>Reinstatement of historic eaves overhang, repairs to timber frame structure of barn, re-roofing (using new handmade clay peg tiles and salvaged tiles from barn), replacement of softwood battens with oak battens, repairs to external timber cladding, replacement of some boarding with new matching oak boarding, reinstating historic vertical boarding, removal of 20th century boarding on south elevation and reinstatement of historic south elevation including the insertion of high level doors and repairs to historic threshing floor and new internal lighting scheme. (Listed Building Consent).</p> <p>The recommendation for approval 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 informatives set out in the officer’s report.</p>

45.

17 - 19 LITTLE ROAD, HAYES 62383/APP/2013/265 (Agenda Item 13)

Part two storey, part single storey side/rear extensions to No.17 and No.19 involving demolition of existing rear extensions, demolition of detached garage to No.17 and demolition of detached outbuilding to No.19.

Officers introduced the report advising the committee that the proposed extensions accorded with the Council's design guides. Officers asked for a condition to be added requiring the design of the garage doors to be up and over doors as the proposal relied on tandem parking. It was confirmed that the two properties were in the same ownership.

It was asked whether a condition could be added to seek the clearance of the rubbish from the rear garden on completion of the development. It was suggested that a condition could be added to ensure that the amenity area was for the occupiers. In relation to the concerns raised on the current state of the rear garden, officers advised that this would be passed to the Enforcement Team.

It was suggested and agreed that a condition be added to ensure that the outhouse was removed, the wording of the condition to be agreed by the Chairman and Labour Lead.

In answer to a question raised in relation to the sub-division of the premises officers advised that there would still be sufficient amenity space if the property was to be sub-divided.

A member suggested that an additional condition to remove pd rights should be added, this was agreed by the Committee.

The recommendation for approval with 3 additional conditions 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 addendum sheet circulated at the meeting and an additional 2 conditions added as follows:-

Additional Condition 1

Notwithstanding the plans hereby approved, the garages serving the approved residential units shall be fitted with up and over garage doors prior to occupation of either unit. Thereafter the garages shall be maintained and permanently retained with up and over garage doors.

REASON

To ensure that the garages are designed in a way which does not prohibit the use of any of the parking spaces within the site and that the development maintains adequate parking in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

Additional Condition 2

Prior to the commencement of development details of the design layout and landscaping of the rear garden (including the removal of the outbuilding as annotated on drawing 2011-61-11 Revision A) shall be submitted to, and approved in writing by, the Local Planning Authority.

	<p>REASON To ensure that the proposed development provides and appropriate external amenity area for future residents and that the landscaping of the site is acceptable in accordance with Policies BE23 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the Hillingdon Design and Accessibility Statement - Residential Layouts.</p> <p>Additional Condition 3</p> <p>RES14 Outbuildings, extensions and roof alterations</p> <p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification); no garage, shed or other outbuildings, nor extension or roof alteration to the approved house shall be erected without the grant of further specific permission from the Local Planning Authority.</p> <p>REASON To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).</p>
46.	<p>THE MOORCROFT COMPLEX, HARLINGTON ROAD, HILLINGDON 23043/APP/2012/1093 (<i>Agenda Item 14</i>)</p>
	<p>Change of use of Units 11 and 12 (Use Class B1(a) to 2 x three bedroom Residential Units (Use Class C3) and reinstatement of rear conservatory.</p> <p>A member asked whether an informative could be added to ensure that there was contact with English Heritage on the design of the conservatory.</p> <p>Officers advised that an informative could be added to advise that in the discharge of condition 4 the applicant should consult with English Heritage on the design of the conservatory. The committee agreed that the informative be added.</p> <p>The recommendation as contained in the officer's report with an additional informative was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That delegated powers be given to the Head of Planning, Culture & Green Spaces to grant planning permission, subject to any relevant amendments agreed by the Head of Planning, Culture & Green Spaces and the following:</p> <p>i) That an education contribution in the sum of £24,048 is secured.</p> <p>ii) That the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.</p> <p>iii) If the S106 Agreement has not been finalised within 6 months, the application to be referred back to the Planning Committee for determination at the discretion of the Director of Planning and Community Services.</p> <p>iv) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.</p>

	<p>v) That subject to the above, the application be deferred for determination by the Head of Planning, Culture & 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.</p> <p>vi) That if the application is approved, the conditions set out in the officer's report and addendum sheet circulated at the meeting be imposed. An informative was added by the Committee to advise the applicant that in discharging condition 4 they would need to consult with English Heritage on the design of the conservatory.</p> <p>Additional Informative</p> <p>You are advised that in seeking to discharge condition 4 of this permission the applicant should liaise with English Heritage and the Council's Conservation Team in relation to the design of the conservatory.</p>
47.	<p>THE MOORCROFT COMPLEX, HARLINGTON ROAD, HILLINGDON 23043/APP/2012/1093 (<i>Agenda Item 15</i>)</p> <p>Change of use of Units 11 and 12 (Use Class B1(a) to 2 x three bedroom Residential Units (Use Class C3) and reinstatement of rear conservatory (Application for Listed Building Consent).</p> <p>Officers introduced the report and suggested that the Informative that was added to Item 14 should also be added to this application and refer to condition 3.</p> <p>The recommendation for approval with an additional informative 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 informatives set out in the officer's report and addendum sheet circulated at the meeting. An informative was added by the Committee to advise the applicant that in discharging condition 3 they would need to consult with English Heritage on the design of the conservatory.</p> <p>Additional Informative:</p> <p>You are advised that in seeking to discharge condition 3 of this permission the applicant should liaise with English Heritage and the Council's Conservation Team in relation to the design of the conservatory.</p>
48.	<p>ENFORCEMENT REPORT (<i>Agenda Item 16</i>)</p>
	<p>The recommendations as set out in the officer report were moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved:</p> <ol style="list-style-type: none"> 1. That the enforcement actions as recommended in the officer's report be agreed. 2. That the Committee resolved 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><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>
49.	<p>ENFORCEMENT REPORT (Agenda Item 17)</p> <p>The recommendations as set out in the officer report were moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved:</p> <ol style="list-style-type: none"> 1. That the enforcement actions as recommended in the officer’s report be agreed. 2. That the Committee resolved 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><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>
50.	<p>ENFORCEMENT REPORT (Agenda Item 18)</p> <p>The recommendations as set out in the officer report were moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved:</p> <ol style="list-style-type: none"> 1. That the enforcement actions as recommended in the officer’s report be agreed. 2. That the Committee resolved 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><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>The meeting, which commenced at 7.00 pm, closed at 8.41 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Gill Oswell on Democratic Services Officer - 01895 250693. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.