

Minutes

NORTH PLANNING COMMITTEE

9 December 2014

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



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Peter Curling (Labour Lead), Jem Duducu, Raymond Graham, Carol Melvin, Brian Stead, Jazz Dhillon and John Morse</p> <p>LBH Officers Present: James Rodger, Head of Planning, Green Spaces and Culture, Manmohan Ranger, Highway Engineer, Adrien Waite, Major Applications Manager, Tim Brown, Legal Advisor, Danielle Watson, Democratic Services Officer.</p>
101.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Cllr Morgan, Cllr Flynn and Cllr Dhot with Cllr Stead and Cllr Dhillon substituting.</p>
102.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
103.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS HELD ON 7 OCTOBER, 29 OCTOBER AND 18 NOVEMBER 2014 (<i>Agenda Item 3</i>)</p> <p>The minutes of the previous meetings held on 7 October, 29 October and 18 November 2014 were agreed as correct records.</p>
104.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
105.	<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 marked Part 1 would be heard in public and those marked Part 2 would be heard in private.</p>
106.	<p>2 LINKSWAY, NORTHWOOD - 36910/APP/2014/2869 (<i>Agenda Item 6</i>)</p> <p>Two storey, 5-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling.</p>

Officers introduced the report and referred members to the addendum sheet that had been circulated.

The application related to No. 2 Linksway, which was a residential property on a corner plot within the Copse Wood Estate Area of Special Local Character. The application proposed the demolition of the existing property and the erection of a new two-storey detached dwelling with habitable roofspace.

Members noted that the most relevant planning history with respect to the site was a recent appeal decision. The appeal inspector concluded that the proposal would fundamentally change the mass of the site, having an unduly dominant effect which would result in harm to the character of the area and have an overbearing impact on the occupiers of No. 3 Copse Wood Way.

The current scheme had been altered from the appeal proposal which included, but were not limited to; alterations to the angle of the south west wing, and the reduction in height of some two storey elements to single storey elements.

Members noted that the appeal decision dated 22nd July 2014 was made under the current development plan; accordingly it was a significant material planning consideration. Officers explained that the two main issues arising from the appeal decision were the impact of the development on the character and appearance of the area and the impact on the adjoining occupier at No.3 Copse Wood Way.

In relation to the first two issues it was acknowledged that some effort had been made to alter the design and that some two storey elements have been removed, however, overall the bulk of the development within the site and in relation to the neighbouring property at No.3 are very similar to the appeal scheme.

The Council's Trees and Landscape Officer was satisfied that the development was capable of being constructed without unacceptable impacts on trees subject to the implementation of tree protection measures.

In accordance with the Council's constitution a representative of the petitioners supporting the proposals addressed the meeting.

The petitioner supporting the proposals made the following points:

- Had been working with the Planning Team for the past 18 months.
- Approval was recommended in March 2014.
- Previous application would of had delegated approval had there been no petition.
- The footprint of the new proposals had reduced in size.
- The proposal sat on the same access and position as the existing property.
- Trees had been retained.
- Could not refuse on the loss of views.
- Drawings submitted 3 months ago had not been included.
- Did not understand the reason for refusal.
- Had written to BBC, Eric Pickles and the Prime Minister.
- 94 year old relative was waiting to live with the family in the proposed adapted

	<p>property.</p> <ul style="list-style-type: none"> The proposals were 20% smaller than the previous application. <p>The Head of Planning, Culture and Green Spaces informed Members that the appeal decision given by the Planning Inspectorate was a significant material consideration. The property was located on a corner site. Loss of outlook was also a material consideration.</p> <p>Members questioned the difference between outlook and view. Officers explained that outlook was the amount you could see and the impact it had on you.</p> <p>Members discussed the previous application which was 20% larger than the application before Committee. It was thought that the reduction in size of the application was a material consideration. Members were in favour of deferring the application for a site visit.</p> <p>It was moved, seconded and agreed that the application be deferred for a site visit and for further details to be provided.</p> <p>Resolved- That the application be deferred for a site visit and for further details to be provided.</p>
107.	<p>LAND OPPOSITE HAREFIELD RESERVOIR, NORTHWOOD ROAD, HAREFIELD - 70058/APP/2014/2045 (<i>Agenda Item 7</i>)</p> <p>Single storey outbuilding for use as stabling and tackroom/feedstore with 2 parking spaces involving demolition of timber shelter.</p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>The application sought permission for the erection of a single storey building for use as a stabling, tackroom and feedstore and the provision of two parking spaces. The proposals would involve the demolition of an existing timber shelter on land opposite the Harefield Reservoir on Northwood Road. Members noted that the site was located within the Green Belt.</p> <p>The proposal was required in order to keep breeding mares and stallions separate from other horses at the nearby equestrian centre.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously 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>
108.	<p>GARAGES LAND ADJACENT TO 27 LEES AVENUE, NORTHWOOD - 69195/APP/2014/1585 (<i>Agenda Item 8</i>)</p> <p>Variation of condition 2 (approved plans) of planning permission ref: 69195/APP/2013/1310 dated 03/02/2014 to lower the slab level of plot 2 to be the same height as plot 1 (2 x two storey, 4-bedroom, semi-detached dwellings with</p>

associated parking and amenity space and enlargement of vehicular crossover to front, involving demolition of existing garages).

Officers introduced the report and referred members to the addendum sheet that had been circulated.

The application sought a slight amendment to condition 2 of an existing planning consent to vary the approved plans. The sole alteration was the lowering of the slab level of plot 2 such that the ridge height was consistent with plot 1.

The proposal would result in a more traditional arrangement of semi-detached properties and as such, it would have an acceptable and arguably improved appearance within the street scene. Members agreed that given the proposal involved solely the lowering of the slab level it did not result in any other material planning impacts.

The recommendation for approval was moved, seconded and on being put to the vote was unanimously 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.

109. **ENFORCEMENT REPORT** (*Agenda Item 9*)

1. That the enforcement action as recommended in the officer's report was 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.

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).

110. **ENFORCEMENT REPORT** (*Agenda Item 10*)

1. That the enforcement action as recommended in the officer's report was 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.

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

	<p><i>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>
111.	<p>ENFORCEMENT REPORT (Agenda Item 11)</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>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> <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 meeting, which commenced at 6.05 pm, closed at 6.52 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Danielle Watson on Democratic Services Officer 01895 277488. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.