

Minutes

NORTH PLANNING COMMITTEE

6 January 2015

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



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Peter Curling (Labour Lead), Janet Duncan (Reserve in place of Jas Dhot) Duncan Flynn, Ray Graham, Allan Kauffman (Reserve in place of Jem Duducu), Carol Melvin and John Morse.</p> <p>LBH Officers Present: James Rodger, Head of Planning, Green Spaces and Culture, Adrien Waite, Major Applications Manager, Syeed Shah, Principal Highways Engineer, Sarah White, Legal Advisor, Charles Francis, Democratic Services Officer, Jon Pitt, Democratic Services Officer. James Rodger (Head of Planning, Green Spaces and Culture), Adrien Waite, Syed Shah and Sarah White.</p>
112.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Cllr. Jas Dhot, with Cllr Janet Duncan substituting and Cllr Jem Duducu, with Cllr Allan Kauffman substituting.</p>
113.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>No interests were declared.</p>
114.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 3</i>)</p> <p>It was confirmed that there were no matters notified in advance or urgent.</p>
115.	<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 4</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>
116.	<p>61 WENTWORTH DRIVE, EASTCOTE - 70234/APP/2014/2907 (<i>Agenda Item 5</i>)</p> <p>4 x two storey 1-bed back to back dwellings with habitable roof space, associated parking, amenity space, installation of additional vehicular crossover to front involving demolition of existing detached dwelling house.</p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p>

The application proposed to demolish the existing bungalow and to erect four, two-storey houses with habitable accommodation in the roof space, one bedroom, together with parking spaces as well as installation of a new vehicular crossover. Each house would have its own private amenity space.

Officers considered that the design of the proposal would be in keeping with the character and appearance of the surrounding area and that it would not be harmful to the amenity of nearby residents or future occupiers. The proposal would be of low density and the internal floor space would provide an adequate level of amenity for future occupants. If approved, the new dwellings would be of similar size or smaller when compared to other existing premises in Wentworth Drive.

It was noted that similar developments at other sites had been initially rejected by Council Committee's and subsequently overturned upon appeal. Officers considered that the same outcome would be likely in the event that this application was rejected by the Committee.

Officers informed the Committee that the roof size of the new dwellings had been reduced compared to the originally submitted plans. Rooms within the roof were too small to be classified as bedrooms and had therefore been classified as study space. It was confirmed that a minimum of 25% of the frontage of the development would be soft landscaping in accordance with Council planning policy.

A Ward Member for the Eastcote and East Ruislip Ward, in which the proposed development was located, had made a written submission to the Committee. At their request, this was read to the Committee by the Chairman. The Ward Member felt that the development was overly ambitious and that there was insufficient space for four dwellings.

The Committee discussed the plans, with concerns being expressed that the four new dwellings were close to a busy junction that provided access to two schools. It was suggested that the junction would not be able to cope with additional traffic caused by the development, although other Committee Members felt that the impact would not be significant. Issues regarding the level of the land and contaminated land were also raised.

Officers responded that the likely impact of the proposed new dwellings on local traffic levels was not considered to be significant. It was also confirmed that the issues in relation to the level of the land and contamination of land had been adequately addressed in the documentation supporting the application.

The proposal complied with planning guidelines and was considered to be acceptable. It was therefore recommended for approval, subject to conditions.

The Committee agreed that Condition 15 be amended to add the words 'Notwithstanding the plans hereby approved.'

The recommendation for approval was moved, seconded and on being put to the vote was agreed by six votes to one.

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 amendments to Condition 15.

117.	<p>S106 QUARTERLY MONITORING (<i>Agenda Item 6</i>)</p> <p>Resolved - That the Committee Members note the contents of the S.106/278 Planning agreements quarterly financial monitoring report.</p>
118.	<p>ENFORCEMENT REPORT (<i>Agenda Item 7</i>)</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 7.15 pm, closed at 7.35 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Jon Pitt on Democratic Services Officer 01895 277655. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.