

Minutes

MAJOR APPLICATIONS PLANNING COMMITTEE

29 October 2014

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



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), John Hensley (Vice-Chairman), Peter Curling, Jazz Dhillon, Janet Duncan (Labour Lead), Ian Edwards and John Morgan</p> <p>LBH Officers Present: Matthew Duigan, Planning Service Manager, Syed Shah, Highway Engineer, Adrien Waite, Major Applications Manager, Nicole Cameron, Legal Advisor Danielle Watson, Democratic Services Officer.</p>
78.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Cllr Henry Higgins and Cllr Brian Stead with Cllr David Yarrow and Cllr Alan Chapman substituting.</p>
79.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
80.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 3</i>)</p> <p>None.</p>
81.	<p>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED INPUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE (<i>Agenda Item 4</i>)</p> <p>It was confirmed that all items would be considered in Part 1 public.</p>
82.	<p>LAND ADJACENT TO SIPSON ROAD IN HOLLOWAY LANE, HARMONDSWORTH 46223/APP/2014/1867 (<i>Agenda Item 5</i>)</p> <p>Use of land as a solar farm, involving site restoration, including importation of 65,000 cubic metres of inert waste, landscaping and planting; the laying out of 576 solar arrays in 34 rows, with associated ancillary structures, (including transformers, substation, inverters, CCTV masts, boundary fencing and maintenance track) and connections to the electricity grid.</p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>The proposal did not conform to the types of development allowed by national, London Plan and Local Plan policies and therefore constituted inappropriate development in</p>

	<p>the Green Belt.</p> <p>Members noted that the applicant had not demonstrated that the benefits of the proposed solar farm would outweigh harm caused to the Green Belt.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved - That the application be refused as per the officers' report.</p>
83.	<p>HOLLAND AND HOLLAND SHOOTING CLUB, DUCKS HILL ROAD, NORTHWOOD 16568/APP/2013/3588 (<i>Agenda Item 6</i>)</p> <p>Single storey ground floor extension to the lodge and construction of basement.</p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>Officers explained to Members that one of the buildings was proposed to be demolished and the other was to be extended at both ground and basement level. The proposal was requested to provide a larger corporate facility and rifle range. Members noted that the application site was used as a shooting ground, which was considered an acceptable use in the Green Belt.</p> <p>The Chairman highlighted that letters of support had been received by two Ward Councillors.</p> <p>The applicant had provided historical data regarding the business mix of the shooting club which demonstrated that the majority of their business was now coming from corporate shooting days. Due to the age of the existing building the club had been struggling to compete with local competitors who were able to offer fine dining and modern technology to supplement their events.</p> <p>Members discussed the use class of the premises in which officers clarified it had a D class use. Officer also reminded Members that the application was not for a change of use, however, an informative could be added that would ensure the use of the facility was in line with use class D. Officers informed the Committee that the application would need to be referred to the Secretary of State before a decision was issued.</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>
84.	<p>SAINSBURY'S SUPERSTORE, LONG DRIVE, SOUTH RUISLIP 33667/APP/2014/2824 (<i>Agenda Item 7</i>)</p> <p>Erection of a temporary replacement supermarket (Class A1) and associated temporary customer access, car parking and plant, refurbishment of an existing petrol filling station and provision of permanent vehicular access; permanent service egress and permanent re-location of an electricity sub-station in connection with planning permission granted on 22/4/13, ref.</p>

	<p>33667/APP/2012/3214 for the re-development of the wider site for a new retail superstore and ancillary commercial units.</p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>The proposal was for a temporary store whilst a permanent new store was being built. The proposals also included the refurbishment of the existing petrol station. Members noted that the level of customer parking, its layout and the temporary access arrangements were also acceptable on highway grounds.</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>
85.	<p>CHEQUERS SQUARE, UXBRIDGE 35214/APP/2014/2232 <i>(Agenda Item 8)</i></p> <p>The consolidation of 15 existing units within the Pavilions shopping centre to create a single, large format retail unit, including reconfiguration works at basement level, insertion of new mezzanine floor and associated works at roof level.</p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>Members noted that 15 of the existing units would be consolidated to accommodate a major retailer, although details of the operator had not been featured in the report. The applicant had sought to relocate the existing stores to other parts of the Pavilions Shopping 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>
86.	<p>10 - 14 SWAN ROAD, WEST DRAYTON 60960/APP/2014/2698 <i>(Agenda Item 9)</i></p> <p>Erection of a building comprising 15 flats with associated parking, cycle storage, amenity areas and landscaping (Involving demolition of existing buildings).</p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>The proposals included the demolition of the three existing residential properties and the erection of a three storey block of flats. The proposals would not have a detrimental impact on the character of the surrounding area or on the residential amenity of future occupiers.</p> <p>Members questioned the distance between the balcony of flat 5 and the kitchen of flat</p>

	<p>6. Officers suggested an additional condition be agreed by the Chairman and Labour Lead outside of the meeting which would ensure that the future occupants benefited from privacy.</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>
	<p>The meeting, which commenced at 6.00 pm, closed at 6.58 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.