

Minutes

NORTH PLANNING COMMITTEE

5 January 2016

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) Jem Duducu Duncan Flynn Raymond Graham Carol Melvin John Morse John Oswell</p> <p>LBH Officers Present: James Rodger, Head of Planning, Green Spaces and Culture, Mandip Malhotra, Planning, Tim Brown, Legal</p>	
114.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>None.</p>	
115.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>	
116.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING 28 OCTOBER 2015 AND 18 NOVEMBER 2015 (<i>Agenda Item 3</i>)</p> <p>Were agreed as an accurate record.</p>	
117.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>	
118.	<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>	
119.	<p>150 EASTCOTE ROAD, RUISLIP 71162/APP/2015/3138 (<i>Agenda Item 6</i>)</p> <p>150 Eastcote Road, Ruislip - 71162/APP/2015/3138</p>	

The application is for the Installation of fencing (Part Retrospective).

The application related to a detached bungalow on Eastcote Road. The external walls of the property were covered by a hipped roof. The property also consisted of a detached garage at the rear.

Officers introduced the report and highlighted the changes in the addendum which included the painting of the steel fences to green.

It was noted that there was an outstanding enforcement investigation regarding the fencing.

The main issues for consideration in determining this application related to the impact of the fence and proposed fence which would have on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, and the impact on the residential amenity of the neighbouring dwellings.

The Ward Councillor made the following points:

- That they represented all three Ward Councillors.
- That the application was retrospective.
- That the fence was inside a fence, therefore a double fence.
- It was noted that the material and the height of the fence was inappropriate.
- Support had been given by the Ruislip Resident's Association.

RESOLVED:

That the application be approved as per the Officers report and addendum subject to the additional condition relating to colour finish listed in the tabled addendum.

120. **NORTHWOOD CRICKET CLUB, RICKMANSWORTH ROAD, NORTHWOOD 45817/APP/2015/3697** (*Agenda Item 7*)

Northwood Cricket Club, Rickmansworth Road, Northwood - 45817/APP/2015/3697

A Single storey side extension to existing pavilion building with roof space for use as storage space.

Officers introduced the report and provided an overview of the application. This application related to the site of the Northwood Cricket Club grounds, which has an expansive area of 1.76 hectares. The site is located off the western corner of the junction between Rickmansworth Road and Duck's Hill Road.

The site is within the Green Belt and is adjacent to a Countryside Conservation Area.

Access into the site is via an access drive to the eastern boundary, off the western side Duck's Hill Road (very close to the northern end and its junction with Rickmansworth Road). The site is generally well screened by tall trees and hedges/shrubbery on all its boundaries. An informal concrete driveway weaves around the site's southern boundary and terminates at an unmade vehicular hard standing adjacent to the south-western boundary.

The Cricket club has doubled its membership and needed larger facilities therefore it sought permission for a single storey extension to the northern side of the existing pavilion.

RESOLVED: That the application be approved as per the Officers report and addendum.

121. **38 ELGOOD AVENUE, NORTHWOOD 8469/APP/2015/3883**
(Agenda Item 8)

Withdrawn.

122. **45 WIELAND ROAD, NORTHWOOD 41908/APP/2015/3822** (Agenda Item 9)

45 Wieland Road, Northwood - 41908/APP/2015/3822
Part two storey, part single storey side/rear extension, single storey side extension and raising and extension of roof to create additional habitable roof space (Resubmission).

Officers introduced the report and highlighted the changes set out in the addendum.

It was noted that the application site was in the Gatehill Farm Estate which was part of the green belt. The application is for the erection of a part two storey, part single storey side / rear extension, a single storey side extension and the raising and extension of the roof to create additional habitual roofspace.

The main issues for consideration in determining this application was to relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application property. The existing dwelling has a single storey flat roofed extension (a garage conversion) on the north western side elevation. It was proposed to replace this with a two storey side extension which measures 2.45m wide by 12.6m deep which included a 3m deep projection beyond the rear elevation. The two storey element then continued across the whole of the rear elevation.

This also included alterations to the roof, increasing the height from 8.6m to 9.5m and incorporating a rear dormer window measuring 2.85m wide by 3.6m deep with a gable end roof detail of 2.65m high. On the south eastern side elevation it was proposed to erect a single storey side extension set back from the front elevation by 5.85m and measuring 2.6m wide by 8.35m in depth including a 4m projection beyond the rear elevation. A 1m deep single storey element then extends across the whole of the rear elevation behind the proposed two storey side and rear extension. The side extension has a flat roof detail with a parapet edge, which measured 3m in height (3.1m including the parapet) and returned along the rear extension.

The Applicant raised the following points:

- The Applicant spoke to Members and informed them that they had moved to Northwood to be close to family and friends and had planned to make a long term home.
- The Applicant had spoken to local residents and 46 people, majority of who lived on the Gatehill Estate had signed a petition in support of the application. The proposed change would be made to ensure that the house was more energy efficient, space efficient and enhance the character of the house. Before the application was made the Applicant showed it to neighbours and the Resident's Association initially all that saw it supported it on the second application one neighbour objected to it.
- The Applicant has dealt with concerns over fencing and respected privacy. The Applicant has tried to contact Ward Councillors but was unsuccessful.

The Agent raised the following points:

- The Agent spoke stating that the proposed changes would complement the character of the local area and improve the property.
- Adjacent properties were not to be overlooked.
- The extension was not on the boundary and it was agreed that the roof was to be flat not pitched.
- The property was on a slope and the neighbours had a hedge so it the extension would not be contentious.

RESOLVED - That the application be approved as per the Officers report, subject to the amendment to condition 5 listed in the tabled addendum.

123. **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 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 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).

The meeting, which commenced at 7.00 pm, closed at 8.00 pm.

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