

Minutes

NORTH PLANNING COMMITTEE

22 March 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), Duncan Flynn, Raymond Graham, Henry Higgins, John Morse, John Oswell, Brian Stead (as substitute)</p> <p>LBH Officers Present: James Rodger (Head of Planning, Green Spaces and Culture), Mandip Malhotra (Interim Major Applications Manager), Manmohan Ranger (Transport Consultant), Sarah White (Legal Advisor) and Alex Quayle (Democratic Services Officer).</p>	
159.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Cllr Duducu, who was substituted by Cllr Stead.</p>	
160.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Cllrs Morgan and Higgins declared a non-pecuniary interest in item 7, and remained in the room for the duration of the item.</p>	
161.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE 9 FEBRUARY 2016 MEETING (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held 9 February 2016 were agreed.</p>	
162.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>	
163.	<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 considered in public, and items marked Part 2 would be considered in private.</p>	
164.	<p>51 HILLIARD ROAD, NORTHWOOD 70450/APP/2015/4598 (<i>Agenda Item 6</i>)</p> <p>Officers provided an overview of the application and highlighted the changes set out in the addendum, including the condition that the refuse storage was to be relocated to the rear or sited in an appropriate</p>	<p>Action by</p>

timber shed. It was noted that the application site was in an area of special local character, not a conservation area.

A petitioner speaking in objection to the application addressed the Committee and raised the following points:

- Though the road contains a mixture of property styles, it was predominantly family homes, which supported a healthy local community.
- The location of parking spaces at the rear of the property contravened guidance for areas of special local character, was not practical due to narrow access and poor lines of sight, and in practice would lead to more parking on the street.
- The garden level was 17 inches higher due to rubble, which removed neighbours' privacy.
- Others properties in the area were more suitable for development.
- If the Committee were minded to grant permission, they should add a condition for no further modification.

A representative of the applicant speaking in support of the application addressed the Committee and raised the following points:

- The petitioners objected on the grounds that the development adversely changed the character and created parking problems, but these issues were both covered in the officer report. Fewer than 10% of houses in the area were converted, and parking would be provided to the rear of the property.
- The applicant was under no obligation to provide parking, but was providing 2 spaces, creating a reduction in roadside competition. Numbers 81 and 93 Hilliard Road had already had parking to the rear approved, and it would be unfair to deny it in this case.
- The development addressed the problem of affordable housing.
- A previous application had been withdrawn to address planning concerns. Changes included soundproofing and that the kitchens had been rearranged to have a garden aspect.

In response to the points raised, officers confirmed that fewer than 10% of properties in the area are converted, and that a similar arrangement for parking had been approved for other properties on the street. Even without this there was no evidence of impact on the highway.

Members enquired whether the parking spaces could both be accessed at the same time, and whether they complied with size standards. Officers confirmed that this was the case, and noted the condition for the alley to be cleared which would provide sufficient access space.

The officer recommendation for approval was moved, seconded, and upon being put to a vote was unanimously agreed.

RESOLVED:

- **That the application be approved as per the Officers report and addendum.**

165.	<p>HOLLAND & HOLLAND SHOOTING SCHOOL, DUCKS HILL ROAD 16568/APP/2016/97 (<i>Agenda Item 7</i>)</p> <p>Officers provided an overview of the application, noting that the development was for a fixed period of 78 weeks to accommodate neighbouring construction. Though in the green belt, the application was conditioned to ensure it was not retained longer than necessary to service building works.</p> <p>The officer recommendation for approval was moved, seconded, and upon being put to a vote was unanimously agreed.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> - That the application be approved as per the Officers report. 	Action by
166.	<p>ENFORCEMENT REPORT (<i>Agenda Item 8</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 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. <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 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	Action by
167.	<p>ENFORCEMENT REPORT (<i>Agenda Item 9</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 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. <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 of Part</i></p>	Action by

<i>1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i>	
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The meeting, which commenced at 7.00 pm, closed at 7.41 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Alex Quayle on 01895 556454. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.