

Minutes

CENTRAL & SOUTH PLANNING COMMITTEE

28 June 2016



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

	<p>Committee Members Present: Councillors Ian Edwards (Chairman), David Yarrow (Vice-Chairman), Shehryar Ahmad-Wallana, Roy Chamdal, Alan Chapman, Brian Stead, Jazz Dhillon (Labour Lead), Peter Curling and John Oswell</p> <p>LBH Officers Present: Alex Chrusciak (Planning Service Manager), Meghji Hirani (Planning Team Leader), Manmohan Ranger (Transport Consultant), Jyoti Mehta (Legal Advisor), Alex Quayle (Democratic Services Officer)</p>
44.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Cllrs Duncan and Khatra, who were substituted by Cllrs Curling and Oswell.</p>
45.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
46.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
47.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I 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 I would be considered in public, and items marked Part II would be considered in private.</p>
48.	<p>57 MONEY LANE - 62525/APP/2016/333 (<i>Agenda Item 6</i>)</p> <p>Officers introduced the report and noted the addendum.</p> <p>A petitioner spoke in objection to the application, and raised the following points:</p> <ul style="list-style-type: none"> • The petition represented over 50 residents concerned about the proposal. • The area was a flood risk zone, and gardens often flooded due to the proximity of the River Fray, sometimes for several days at a time. The petitioner indicated images of recent flooding which had been submitted to the Committee. The new building would further reduce drainage, and impact houses at a lower level. • The proposal was in a conservation area, and would not be in keeping with nearby properties. The placement of the extension meant that gaps between houses would be greatly reduced, and look more like terracing.

- The application sought permission for a double garage, linked to the applicant's business activities and would in fact encourage more cars. Parking was already highly problematic, and a residents permit system was being sought.

In response to a Member question, the proximity of a water as seen from a bird's-eye-view was indicated to the Committee. The petitioner noted that though there was a culvert, water simply lay on top of this and did not flow away.

A Ward Councillor spoke in objection to the application, and raised the following points:

- The application is for a substantial development, and was to occupy an area currently used as a soakaway. This was highly problematic in an area deemed at the highest risk of flooding.
- Flooding had occurred even in the past few days, and due to a high water table did not flow away. The flood risk assessments highlighted a new soakaway at the same level as the river, which would be ineffective in heavy rain.
- Council policy had previously not supported development in areas where flooding had been less likely.

A Member clarified that the proposed extension was to be built on an area of grass, and that the new soakaway was placed at a lower level. Members discussed concerns relating to flooding evidence, the high water table, and the efficacy of proposed flood alleviation. Members concluded that they lacked sufficient information to make a decision on the application on the basis of concerns regarding flooding.

Members enquired about how the development adhered to conservation guidance, to which officers responded that this was only guidance, and taking all the elements into consideration they had deemed it acceptable. The Chairman noted that there was the precedent for a tall single-storey extension on the property adjacent, and that there was not agreement for refusal on this ground.

Members concluded that there was insufficient information to address the concerns raised about flooding. It was suggested that the application be deferred to allow for further clarification from the Council's Flood and Water Management Officer as to how they reached their view that the flood mitigation measures suggested were acceptable.

A motion for deferral was moved, seconded, and upon being put to a vote was unanimously agreed.

Resolved:

- That the item was deferred.

49. LORDS BUILDERS MERCHANTS - 43554/APP/2016/916 (Agenda Item 7)

Officers introduced the report and provided an overview of the application. The officer recommendation for approval was moved, seconded, and upon being put to a vote was unanimously agreed.

Resolved:

- That the application was approved.

50. 6 BROWNGRAVES ROAD, HAYES - 36832/APP/2016/1530 (Agenda Item 8)

	<p>Officers introduced the report and provided an overview of the application. The officer recommendation for refusal 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 was refused.
51.	<p>24 FLORISTON AVENUE - 63065/APP/2016/1302 (<i>Agenda Item 9</i>)</p> <p>Officers introduced the report and provided an overview of the application. 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 was approved.
52.	<p>LAND AT 186 GROSVENOR CRESCENT - 70396/APP/2016/815 (<i>Agenda Item 10</i>)</p> <p>Officers introduced the report and provided an overview of the application. 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 was approved.
53.	<p>141 NORTH HYDE ROAD - 14727/APP/2016/1183 (<i>Agenda Item 11</i>)</p> <p>Officers introduced the report and provided an overview of the application. 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 was approved.
54.	<p>40 STATION ROAD, COWLEY - 58093/APP/2016/1583 (<i>Agenda Item 12</i>)</p> <p>Officers introduced the report and provided an overview of the application. 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 was approved.
55.	<p>ENFORCEMENT REPORT (<i>Agenda Item 13</i>)</p> <p>Resolved:</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>
56.	<p>ENFORCEMENT REPORT (Agenda Item 14)</p> <p>Resolved:</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>
57.	<p>ENFORCEMENT REPORT (Agenda Item 15)</p> <p>Resolved:</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>
58.	<p>ENFORCEMENT REPORT (Agenda Item 16)</p> <p>Resolved:</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 7.00 pm, closed at 7.56 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Alex Quayle on 01895 250692. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

The public part of this meeting was filmed live on the Council's YouTube Channel to increase transparency in decision-making, however these minutes remain the official and definitive record of proceedings.

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