

## Minutes

### CENTRAL & SOUTH PLANNING COMMITTEE

20 July 2016

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



HILLINGDON  
LONDON

	<p><b>Committee Members Present:</b> Councillors Ian Edwards (Chairman), David Yarrow (Vice-Chairman), Shehryar Ahmad-Wallana, Alan Chapman, Brian Stead, Jazz Dhillon (Labour Lead), Janet Duncan, Manjit Khatra and Eddie Lavery (In place of Roy Chamdal)</p> <p><b>LBH Officers Present:</b> Alex Chrusciak (Planning); M Braddock (Democratic Services); J Mehta (Legal Services), M Hirani (Planning), S Shah (Highways)</p>
59.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Councillor Roy Chamdal sent his apologies and Councillor Eddie Lavery kindly substituted in his place.</p>
60.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>No interests were declared by Members present.</p>
61.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS - 18 MAY, 9 JUNE AND 28 JUNE 2016</b> (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 18 May 2016, 9 June 2016 and 28 June 2016 were agreed as a correct record.</p>
62.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>No matters had been notified in advance or were deemed urgent by the Chairman.</p>
63.	<p><b>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</b> (<i>Agenda Item 5</i>)</p> <p>All matters were considered in public.</p>
64.	<p><b>14 MOORFIELD ROAD, COWLEY, 69313/APP/2016/1283</b> (<i>Agenda Item 6</i>)</p> <p><b>This item was WITHDRAWN from the agenda by the Head of Planning and Building Control and was therefore not considered by the Committee.</b></p>
65.	<p><b>EASYHOTEL HEATHROW, BRICKFIELD LANE, HARLINGTON - 18/APP/2016/1416</b> (<i>Agenda Item 7</i>)</p>

**Change of use from Use Class B1 (former mini cab/chauffeurs office) to Use Class C1 (Hotel) (Retrospective)**

Officers introduced the application, which was presented to the Committee jointly with application number 18/APP/2016/1414.

Members' attention was drawn to the fact that there was no specific planning permission or Certificate of Lawfulness relating to the building or its former use, although there was evidence held by and accepted in writing by the Council that the building was lawful by reason of the passing of time and that the former use had taken place more than 10 years ago, but had now ceased.

A petition had been submitted on behalf of the applicant who spoke on both applications where it was noted that the Council had previously indicated formally its acknowledgment of the lawful use of the building and that whilst the applicant did not endorse a retrospective approach to such permission, it would seek to rectify and resolve matters going forward.

Members referred to the addendum sheet circulated with an additional recommendation from the Council's Environmental Health Unit requesting the applicant carry out and submit details of a landfill gas survey at the site.

Members noted that this application related to the wider hotel facility and indicated the need to ensure, as part of the plans, adequate facilities for disabled visitors to the hotel.

The recommendation for approval was moved with conditions, seconded and upon being put to a vote, was unanimously approved.

**RESOLVED:**

**That the Committee APPROVE the application, delegating authority to the Head of Planning and Building Control to authorise, subject to the imposition of conditions to require:**

- 1. That 10% of the rooms approved be designed to meet the needs of disabled visitors; and**
- 2. A requirement for a landfill gas survey to be undertaken and submitted together with any remediation measures to prevent gas ingress to the building.**

66. **EASYHOTEL HEATHROW, BRICKFIELD LANE, HARLINGTON 18/APP/2016/1414**  
*(Agenda Item 8)*

**Rear infill extension (Retrospective)**

Officers introduced the application, which was presented to the Committee jointly with application number 18/APP/2016/1416.

Members were informed of the retrospective application for a rear infill extension on a hotel site within the Green Belt. Officers indicated that the proposed development was considered to be a disproportionate addition over and above the size of the original building which would reduce the openness of the Green Belt, recommending refusal of the application.

A petition had been submitted on behalf of the applicant who spoke on both applications. He explained that the hotel had been in situ for a long time and regarded the proposal would be acceptable in terms of planning policies.

Members sought clarification by planning officers over whether this was an infill development or an extension to the main building. Some Members present sought a further explanation as to why it would be detrimental to the Green Belt, given the fence and hotel buildings directly adjacent to the proposed development. It was noted that the small development would enable two parts of the hotel to finally be linked, assisting the hotel to function properly. Other Members were of the view that the proposal was inappropriate and could lead to further development of the hotel in the Green Belt over time.

Members referred to the addendum sheet circulated with an additional recommendation from the Council's Environmental Health Unit requesting the applicant carry out and submit details of a landfill gas survey at the site.

Members noted that this application related to the wider hotel facility and indicated the need to ensure, as part of the plans, adequate facilities for disabled visitors to the hotel.

In considering all the information before them, upon moving and seconding the motion and upon being put to a vote, the Committee agreed to approve the application, overturning the Officer recommendation of refusal. In doing so, the Committee concluded that, whilst the development did constitute inappropriate development within the Green Belt, the need for the functional link between the separate sections of the hotel, in combination with the limited visual impact on the openness of the Green Belt, it represented Very Special Circumstances sufficient to allow the proposal to be supported.

**RESOLVED:**

**That the Committee APPROVE the application, delegating authority to the Head of Planning and Building Control to authorise, subject to the imposition of conditions to require:**

- 1) That 10% of the rooms approved be designed to meet the needs of disabled visitors; and
- 2) A requirement for a landfill gas survey to be undertaken and submitted together with any remediation measures to prevent gas ingress to the building.

67. **128 LONG LANE, HILLINGDON 230/APP/2016/1491** (*Agenda Item 9*)

**Change of use of existing outbuilding to rear from a games room to a bedroom and storage area ancillary to the main dwelling**

Officers introduced the application number 18/APP/2016/1416, explaining that the use proposed was acceptable and noted previous appeals decisions where the Council had limited options but to approve.

Members considering the matter expressed concern about similar structures, where applicants had taken advantage of the planning process to turn them into habitable homes in the back garden or 'Beds in Sheds' as more commonly known. It was noted

that central Government policy on the matter was contradictory, with the Planning Inspectorate upholding applications after local authority refusal, and on the other hand, Government departments providing funding for local authorities to tackle the growth of Beds in Sheds.

To assist in making a decision, Members sought advice on what further conditions could be made to the property to ensure it did not become a habitable home, and in doing so also queried the ancillary use of the outbuilding in respect of the main dwelling home. Members referred to the addendum sheet circulated with details of an objection received from a nearby resident, which was considered.

In considering all the information before them, upon moving and seconding the motion and upon being put to a vote, the Committee agreed to refuse the application, overturning the Officer recommendation of approval. In doing so, the Committee concluded that the provision of a bedroom within the outbuilding was inappropriate and would fail to represent a use incidental to the use of the main dwelling house.

**RESOLVED:**

**That the Committee REFUSE the application, delegating authority to the Head of Planning and Building Control, in consultation with the Chairman of the Committee, to determine the precise wording of the reasons for refusal.**

68. **EURO GARAGES HEATHROW NORTH SHEPISTON LANE, HAYES**  
**7981/ADV/2016/46** (*Agenda Item 10*)

**Installation of 1 internally illuminated ATM sign**

Officers introduced the application, which was presented to the Committee jointly with application number 17981/APP/2016/1404.

The Committee noted that the proposal was for a retrospective application for the installation of an internally illuminated ATM sign, which would sit over the ATM in a housing for which a separate planning application had been made.

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

**RESOLVED:**

**That the Committee APPROVE the application, as per the Officer recommendation.**

69. **EURO GARAGES HEATHROW NORTH SHEPISTON LANE, HAYES**  
**17981/APP/2016/1404** (*Agenda Item 11*)

**Installation of ATM (Restrospective)**

Officers introduced the application, which was presented to the Committee jointly with application number 7981/APP/2016/46.

The Committee considered the retrospective proposal for the installation of an ATM, which would replace the existing ATM located to the side of the building.

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

**RESOLVED:**

**That the Committee APPROVE the application, as per the Officer recommendation.**

70. **NANAKSAR PRIMARY SCHOOL, SPRINGFIELD ROAD, HAYES  
4450/APP/2016/1928** (*Agenda Item 12*)

**Variation of conditions 1 and 2 of planning permission ref: 4450/APP/2014/1427 dated 16/06/14 (Provision of three temporary modular classroom/administration units, substation, car/cycle parking, new access arrangements and ancillary development on existing school site) to extend the use until 31st August 2017.**

Officers introduced the application to the Committee, outlined the previous history to the site and the new request for an interim extension of permission to continue to provide additional temporary school accommodation for primary school pupils, whilst plans for a permanent primary school, associated with the existing Guru Nanak Sikh Academy, were progressed.

In considering, the recommendation for approval was moved, seconded and upon being put to a vote, was unanimously approved by Members present.

**RESOLVED:**

**That the Committee APPROVE the application, as per the Officer recommendation.**

71. **8 BAWTREE ROAD, UXBRIDGE 18278/APP/2015/4309** (*Agenda Item 13*)

**Enlargement of basement to create habitable space and ground floor rear extension**

Officers introduced the application, which was presented to the Committee and outlined the specifications of the proposed basement enlargement.

Members of the Committee concurred with the Planning Officer's assessment that the enlargement would negatively impact upon the quality of the accommodation due to the lack of light entering the room, in addition to it being visible from the road, not in-keeping with neighbouring properties and had proposed a poor drainage solution.

The recommendation for refusal was moved, seconded and upon being put to a vote, was unanimously refused.

**RESOLVED:**

**That the Committee REFUSED the application, as per the Officer recommendation.**

72.	<p><b>S106 QUARTERLY MONITORING REPORT FOR CENTRAL &amp; SOUTH COMMITTEE</b> <i>(Agenda Item 14)</i></p> <p>The Committee received a report providing financial information on s106 and s278 agreements in the Central and South Planning Committee area up to 31 March 2016 where the Council had received and held funds.</p> <p><b>RESOLVED:</b></p> <p><b>That the Committee note the contents of the report.</b></p>
	<p>The meeting, which commenced at 7.00 pm, closed at 8.22 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Khalid Ahmed on 01895 250833. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.