

## Minutes



### CENTRAL & South Planning Committee

9 August 2016

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

	<p><b>Committee Members Present:</b> Councillors Ian Edwards (Chairman), David Yarrow (Vice-Chairman), Shehryar Ahmad-Wallana, Roy Chamdal, Alan Chapman, Janet Duncan, Manjit Khatra and Brian Stead</p> <p><b>LBH Officers Present:</b> Alex Chrusciak (Planning Service Manager), Ed Laughton (Planning Officer), Jyoti Mehta (Trainee Solicitor), Alex Quayle (Democratic Services Officer), Syed Shah (Principal Highway Engineer) and Luke Taylor (Democratic Services Officer)</p>
73.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
74.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>There were no Declarations of Interest.</p>
75.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 3</i>)</p> <p>None.</p>
76.	<p><b>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</b> (<i>Agenda Item 4</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>
77.	<p><b>839 UXBRIDGE ROAD, HAYES - 71927/APP/2016/2009</b> (<i>Agenda Item 5</i>)</p> <p><b>Extension to rear canopy for use as a shisha lounge (Sui Generis) attached to existing restaurant (Use Class A3) (Retrospective).</b></p> <p>Officers introduced the report and highlighted the application site's close proximity to residential properties, the appearance of the development and its overbearing appearance, and the level of noise and disturbance to the surrounding living environment.</p> <p>The Chairman noted that a petition in support of the application had been submitted, as had two letters opposing the application. The petitioner was invited to address the Committee but no representatives were present.</p>

Councillors sought clarification on the rear access to the site and officers confirmed that access was not currently a concern for the development as access to the front of the property was still possible.

The Committee agreed with the Officer's report that the proposed change of use was not suitable due to the impact on local residents, both by virtue of the use of the site and the appearance of the proposed development.

The Officers' recommendation for refusal was then moved, seconded, and upon being put to a vote was unanimously agreed.

**Resolved:**

- **That the application be refused.**

78. **THE ROYAL BRITISH LEGION, UXBRIDGE ROAD - 172/APP/2016/1766** (*Agenda Item 6*)

**Change of use of the first floor from office / meeting room to provide 1x1 bed flat (Use Class C3).**

Officers introduced the report and confirmed to members that the proposal was considered to have a substandard floor area and unacceptable level of residential amenity for future occupants.

The Chairman commented that the Committee had previously upheld the national standards for proposed housing and confirmed his commitment to these standards.

Councillors confirmed their belief that the proposal was too small and cramped, acknowledging that the national requirement for a single bedroom flat to provide was an internal floor space of 50m<sup>2</sup>, while the proposed flat would have just 30m<sup>2</sup>.

Members also noted parking at the site was not dealt with in the application, and this should be addressed in any future application. The Committee agreed that an informative be added to confirm that parking provision was a concern, but did not need to be identified as a reason for refusal as it could be conditioned should all other matters be overcome. The Officers' recommendation with the added informative was moved, seconded and unanimously agreed when put to vote.

**Resolved:**

- **That the application be refused, subject to the addition of an informative highlighting that car parking provision was a concern.**

79. **ENFORCEMENT REPORT** (*Agenda Item 7*)

**Resolved:**

- 1. That the recommendation in the officer's report not to proceed with enforcement action was agreed.**

*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).*

80.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 8</i>)</p> <p><b>Resolved:</b></p> <ol style="list-style-type: none"> <li><b>1. That the enforcement action as recommended in the officer's report was agreed.</b></li> <li><b>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.</b></li> </ol> <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>
81.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 9</i>)</p> <p><b>Resolved:</b></p> <ol style="list-style-type: none"> <li><b>1. That the enforcement action as recommended in the officer's report was agreed.</b></li> <li><b>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.</b></li> </ol> <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 7.29 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Democratic Services on 01895 250833. 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.**