

Minutes



NORTH Planning Committee

26 October 2016

Meeting held at Civic Centre, High Street, Uxbridge UB8 1UW

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Jem Duducu, Duncan Flynn, Raymond Graham, Henry Higgins, Jazz Dhillon (Reserve) (In place of Manjit Khatra), John Morse and John Oswell</p> <p>LBH Officers Present: Kate Boulter (Democratic Services Officer), Roisin Hogan (Planning Lawyer), Peter Loveday (Highway Development Engineer), Neil McClellan (Major Applications Team Leader), Jyoti Mehta (Trainee Solicitor) and James Rodger (Head of Planning and Enforcement)</p>
81.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Manjit Khatra, who was substituted by Councillor Jazz Dhillon.</p>
82.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor John Morgan declared a non-pecuniary interest in agenda item 8 and stated that he would leave the meeting during the discussion of the item.</p>
83.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>There were no minutes for approval.</p>
84.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
85.	<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 all items were Part I and would be heard in public.</p>
86.	<p>54-56 PEMBROKE ROAD, RUISLIP (<i>Agenda Item 6</i>)</p> <p>This item was withdrawn from the agenda prior to the meeting.</p>

87. **3 PIKES END, EASTCOTE** (*Agenda Item 7*)

Officers introduced the report and provided an overview of the application.

A petitioner, speaking in objection to the application, made the following points:

- Pikes End was in a conservation area and had an award-winning design. There was a covenant on the properties which prevented changes to the facade.
- The proposed change would cause a loss of sunlight and intrude on neighbours' privacy.
- The neighbour of number 3 had not given their permission for works in accordance with the Party Wall Act.
- The petitioners stated that the property at 3 Pikes End already had five bedrooms and the garage had been converted into a bedroom. If the proposed changes were agreed, petitioners were concerned that the property could operate as a care home.

The applicant addressed the meeting and made the following points:

- A planning application for the works had been approved seven years ago. The extension applied for was the same size as had previously been approved. The applicant had consulted with the Planning Department regarding the original application.
- Permission had already been given to build a first floor extension.
- Currently, only two bedrooms were used upstairs and one downstairs.

The following points were made by Members during discussion on the item:

- Pikes End had distinctive properties and there was some concern about uniformity and character.
- It would be difficult to make a decision without seeing photographs of the rest of the street.

A motion for the application to be deferred to enable further photographs to be taken was moved, seconded and upon being put to a vote was agreed.

RESOLVED: That the application be deferred.

88. **ST HELENS SCHOOL, NORTHWOOD** (*Agenda Item 8*)

Councillor John Morgan, having declared a non-pecuniary interest, left the meeting for consideration of this item.

Officers introduced the report and provided an overview of the application.

Members commented that due to concern surrounding large vehicles travelling on the narrow road and its potential impact on traffic in the area, there should be a construction management plan to ensure that any impact on local traffic was mitigated. Officers confirmed that the traffic management plan was covered by existing conditions and would be requested.

A motion for the application to be approved was moved, seconded and upon being put to a vote was agreed.

	RESOLVED: That the application was approved.
	The meeting, which commenced at 7.15 pm, closed at 7.45 pm.

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.