

## Minutes



NORTH Planning Committee

25 April 2017

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

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Jem Duducu, Duncan Flynn, Raymond Graham, Manjit Khatra, John Oswell, Jazz Dhillon (Reserve) (In place of John Morse) and David Yarrow (Reserve) (In place of Henry Higgins)</p> <p><b>LBH Officers Present:</b> Neil McClellan (Major Applications Team Leader), Jyoti Mehta (Trainee Solicitor), Peter Loveday (Highway Development Engineer), Luke Taylor (Democratic Services Officer) and James Rodger (Head of Planning and Enforcement)</p>
189.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Higgins and Councillor Morse, with Councillor Yarrow and Councillor Dhillon substituting.</p>
190.	<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>
191.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING HELD ON 14 MARCH 2017</b> (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 14 March 2017 were agreed.</p>
192.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
193.	<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>It was confirmed that all items were Part I and would be heard in public.</p>
194.	<p><b>LAND ADJACENT TO 29-33 DOLLIS CRESCENT - 45159/APP/2017/325</b> (<i>Agenda Item 6</i>)</p> <p><b>Two-storey building to allow for a self-contained studio and car port with associated amenity space, involving demolition of existing garages.</b></p> <p>Officers introduced the report and highlighted that the scheme proposed to demolish</p>

the remaining garage block and erect a two-storey building providing two ground floor parking spaces and a studio flat above.

A petitioner spoke in objection to the application, stating that the petition also had the support of local Councillors, the Hillingdon Residents Association and Rt Hon Boris Johnson MP. The petitioner was concerned about the lack of additional parking, access issues and safety issues for blind or disabled residents and children. The petitioner also commented that the proposal was incongruous and out of keeping with the surroundings, with little amenity space, and the proposed balcony would not only be the only one on the road, but it would also lead to a loss of privacy for neighbouring properties.

Councillor White, Ward Councillor for Cavendish, confirmed his support for the petitioner, and stated that the application was cramped and had no amenity space. He also stated that the proposal would exacerbate parking concerns in the area, impact on privacy, and did not fit in the street scene and local area.

Members commented that the application was not fit for purpose, did not apply with either the Local or London Plan and was unfair on neighbouring residents. The officer's recommendation was moved and seconded, and upon being put to a vote, was unanimously agreed.

**RESOLVED:** That the application was refused.

195. **18 HIGHFIELD DRIVE - 33211/APP/2016/4580** (*Agenda Item 7*)

**Part two-storey, part single-storey rear extension, two-storey front extension, first floor side extension, raising of roof to create habitable roofspace to include a rear dormer, two front dormers, four side rooflights and conversion of garage to habitable use to include alterations to elevations.**

Officers introduced the report and noted that the street scheme was residential in character and appearance, compromising detached properties, the majority of which had been substantially extended.

Members commented that the proposal was not out of keeping with the street scheme, and fitted local policies, and following questioning from the Committee, officers confirmed that there was no standard that dictated how much space must be left between the roof and second floor windows.

The Committee moved, seconded and unanimously agreed the officer's recommendation.

**RESOLVED:** That the application was approved.

196. **FLAT 1 VILLAGE HOUSE - 19121/APP/2017/65** (*Agenda Item 8*)

**Conservatory to rear and new screening (Retrospective).**

The report was introduced by officers who highlighted the addendum and noted the proposed change to condition 3.

Councillors expressed concern that the extension was not in keeping with the local area, but were informed that the location and proposed privacy and acoustic screening preventing the conservatory from having an impact on neighbouring properties.

	<p>The officer's recommendation, subject to the changes in the addendum, was moved, seconded and unanimously agreed.</p> <p><b>RESOLVED:</b> That the application was approved, subject to amended condition in the addendum.</p>
197.	<p><b>1B CHANCERYGATE - 72194/APP/2017/14</b> (<i>Agenda Item 9</i>)</p> <p><b>Change of use from storage (Use Class B8) to a gymnasium (Use Class D2), involving alterations to external windows / doors.</b></p> <p>Officers introduced the report and noted the addendum which included a change to condition 7.</p> <p>Councillors were happy with the proposal, and moved, seconded and voted unanimously in favour of the officer's recommendation, subject to the changes in the addendum.</p> <p><b>RESOLVED:</b> That the application was approved, subject to changes to a condition highlighted in the addendum.</p>
	<p>The meeting, which commenced at 7.14 pm, closed at 7.45 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Democratic Services on 01895 250636. 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.**