

Minutes



MAJOR Applications Planning Committee

24 August 2016

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Henry Higgins, John Morgan, Brian Stead, Peter Curling (Labour Lead), Janet Duncan, John Oswell, Jem Duducu and Raymond Graham</p> <p>LBH Officers Present: Nicole Cameron (Legal Advisor), Richard Conroy (Senior Planning Officer), Peter Loveday (Highway Development Engineer), Alex Quayle (Democratic Services Officer), James Rodger (Head of Planning, Green Spaces and Culture) and Luke Taylor (Democratic Services Officer)</p>
43.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Ian Edwards and Councillor David Yarrow, with Councillor Jem Duducu and Councillor Raymond Graham acting as substitutes.</p>
44.	<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 Item 8. He remained in the room for the duration of this item.</p>
45.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS (<i>Agenda Item 3</i>)</p> <p>The Committee noted that changes to the minutes of the previous meeting, which took place 21 June 2016, were required.</p> <p>Resolved:</p> <ul style="list-style-type: none">- That the agreement of minutes of the meeting which took place 21 June 2016 was deferred.- That the minutes of the meeting of 14 July 2016 were agreed.
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 MARKED IN PART 1 WILL BE CONSIDERED INPUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE (<i>Agenda Item 5</i>)</p>

It was confirmed that all of the items on the agenda would be heard in public.

48. **MUSIC BOX CAR PARK, TOVF, BLYTH ROAD, HAYES - 59872/APP/2016/1930**
(Agenda Item 6)

Reserved Matters Application regarding the appearance and landscaping for Phase 5 'The Music Box' (formerly the Record Stack) of The Old Vinyl Factory site, as required by Conditions 2 and 3 of planning permission ref: 59872/APP/2013/3775 dates 31/07/2014.

Officers introduced the report, highlighting that the original outline consent proposed a multi-storey car park within a circular building in this location. The current proposal is for a rectangular building as the design as approved, for a circular car park with a continuous curved ramp, was found to be unviable.

A model of the proposal was available for the Committee to view, and officers highlighted the location of the application and surrounding area. Officers also informed Members that the rectangular building had just one less carparking space, which was considered acceptable, and was lower in height than some of the surrounding buildings. Landscaping was featured in the application and the building would be decorated with aluminium cladding, which would also feature a design that would recognise the previous use of the site.

The Committee noted that the new design was in context with the surrounding area, and while they liked the original circular proposal, the rectangular building would result in less wasted space and prove more viable.

Members also asked for clarification on the landscaping included in the proposal, preferring that trees be included to help reduce the air pollution in the area. Officers advised that a significant number of trees were included in the scheme, some of which were semi-mature trees ranging from 2.5m upwards in height, and confirmed that the Council's Landscape Architect had reviewed the proposals and raised no objections.

The Committee questioned what design would be used on the side of the building, and commented that they would like an image that would be in keeping with the site. Officers confirmed that the image would be relevant to the site, and the pattern would be subtle with the intention of adding interest to the car park. Members noted that they would like to ensure a suitable image was chosen. It was decided that the image could be secured and delegated for approval to the Head of Planning and Enforcement, to be agreed by the Chairman and Labour Lead Member.

A motion to move the Officers' recommendation was seconded, and upon being put to a vote, it was unanimously agreed.

RESOLVED:

- **That the application be approved, subject to confirmation of image for use on external cladding, which has been delegated to the Head of Planning and Enforcement, to be agreed with the Chairman and Opposition Lead Member.**

49. **276 BATH ROAD, SIPSON - 35293/APP/2015/3693** (Agenda Item 7)

Minor material amendment to planning permission dated 28/05/2010 ref: 35293/APP/2009/1938: Erection of 623-bedroom hotel with ancillary

restaurant/bar facilities, landscaping, parking for 354 cars and associated works to allow the addition of an extra floor, internal and external alterations to the building, involving extension of the building within the internal courtyards and on the new fifth floor, and alterations to the parking/landscaping layout.

Officers introduced the report and provided an overview of the application, confirming that the amendments would not increase the number of bedrooms, nor the external footprint, of the previously approved building. The application proposed an improvement from that of a budget hotel as originally designed, to four-star accommodation. Two hotels would be branded at the site but both would be operated together under the same parent group, sharing a number of facilities and staff.

Members commented that the height of the proposal was critical, so the building does not breach the Heathrow beacon signal. The Head of Planning and Enforcement confirmed that a condition could be added to ensure protrusion past the planned building height is not allowed.

The Committee questioned whether more customers were likely to arrive by car under the new proposals, thus impacting upon traffic flow and parking. Officers confirmed that this was not likely to be the case, and the proposal provided 0.7 parking spaces per unit, which was deemed acceptable. Members noted that no motorcycle parking was mentioned in the report and this should be provided. It was agreed that the Head of Planning and Enforcement be given delegated powers to agree motorcycle parking at the site.

The recommendation for approval was then proposed, seconded, and unanimously agreed.

RESOLVED:

- **That the application be approved, subject to additional condition.**

50. **RUISLIP LIDO, RESERVOIR ROAD, RUISLIP - 1117/APP/2016/2759** (*Agenda Item 8*)

Proposed change of use of existing public convenience to kiosk (Use Class A) with ancillary storage and alterations to north east and south west elevations.

Officers introduced the report and provided an overview of the application, which sought a change of use of existing disused public conveniences to a kiosk, which the applicant verbally suggested might be used to sell snacks and ice creams.

Members heard that Planning also wished for an additional condition on external planting to be added to the proposal due to the proximity of the site to No.44 Reservoir Road.

The Committee supported the change of use, allowed a disused site to be regenerated and benefit the community. Councillors wanted to ensure that food hygiene standards were met, and Officers confirmed that a food hygiene informative could be added to the proposal.

RESOLVED:

- **That the application be approved, subject to additional condition and informative.**

The meeting, which commenced at 6.00 pm, closed at 6.47 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.