

Minutes



MAJOR Applications Planning Committee

10 May 2017

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Peter Curling, Janet Duncan, Henry Higgins, John Morgan, John Oswell, Brian Stead and David Yarrow</p> <p>LBH Officers Present: Roisin Hogan (Planning Lawyer), Peter Loveday (Highway Development Engineer), Neil McClellan (Major Applications Team Leader), Liz Penny (Democratic Services Officer), James Rodger (Head of Planning and Enforcement) and Luke Taylor (Democratic Services Officer)</p>
166.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
167.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Declarations of Interest were made by Councillors Curling, Morgan and Yarrow in reference to Item 8 as all three Councillors are Members of Fassnidge Trust.</p>
168.	<p>TO SIGN AND RECEIVE THE MINUTES OF PREVIOUS MEETINGS (<i>Agenda Item 3</i>)</p> <p>That the minutes of the meetings held on 29 March, 6 April and 25 April 2017 were agreed.</p>
169.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
170.	<p>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED IN PUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items were Part 1 and would be heard in public.</p>
171.	<p>MOUNT VERNON HOSPITAL - 3807/APP/2017/741 (<i>Agenda Item 6</i>)</p> <p>Erection of a single storey detached building for use as a skin care unit.</p>

Officers introduced the report and highlighted the addendum.

The Chairman sought clarification on the issue of parking at the site. The Head of Planning and Enforcement confirmed that 28 additional parking spaces will be made available with a further 49 spaces to be created if required.

Two petitions were submitted in support of the application. The two petitioners addressed the meeting and made the following points:-

- The proposed development is of vital importance to the NHS Trust since current dermatology facilities are severely restricted. The new Skin Centre would improve the service for Hillingdon residents and would enable tertiary services in Central London and Oxford to be repatriated into the Borough.
- The Community Voice represents thousands of local people who support the application.
- There are concerns currently regarding waiting times and fragmentation of the service - many people within the Borough who require treatment for skin problems cannot be treated locally.
- The new Centre could provide regional services and income.
- The new development would be on virtually the identical site as the previous plastic surgery unit.

Members sought clarification regarding the Green Belt area and whether the wooded copse to the north of the site would be retained. Officers stated that the GLA had approved the proposal. Members drew attention to the report which stated that "it is an offence under the Wildlife and Countryside Act 1981 to disturb roosting bats or nesting birds or other species." Officers confirmed that the Council's Sustainability Officer was consulted and was happy with the development.

Councillors moved, seconded and voted unanimously to agree the officer's recommendation.

RESOLVED: That the application was approved.

172. **FORMER BLUE ANCHOR PUBLIC HOUSE - 2734/APP/2017/4592** (*Agenda Item 7*)

Redevelopment of vacant site to provide a part 2, part 3 and part 4 storey building comprising 1,444 sq.m B1 office floorspace, associated parking together with hard and soft landscaping.

Officers introduced the report and highlighted the addendum.

Members asked for reassurance that the site could not subsequently be converted under prior approval into a block of flats. The Committee felt that it would be prudent to add an additional condition to ensure that this does not happen. Officers stated that there is an Article 4 in place until consultation in November but confirmed that we can limit development rights by way of an additional condition. This course of action was agreed by the Committee.

Councillors moved, seconded and voted unanimously to agree the officer's recommendation subject to an additional condition.

RESOLVED: That the application was approved, subject to an additional condition.

173. **FASSNIDGE MEMORIAL HALL - 12156/APP/2016/4647** (*Agenda Item 8*)

Erection of part 4, part 7 and part 8 storey building to provide a replacement community dining facility and 80 (42 x studio and 38 x 1 bedroom) self contained residential units with associated undercroft car and cycle parking, new vehicle access point, communal and private amenity areas, and landscaping, following demolition of existing Fassnidge community dining hall and garage.

Councillors Curling, Morgan and Yarrow declared an interest in this application and left the room during discussion of the item. The Head of Planning and Enforcement advised that this constitutes an amendment to a scheme which has already been approved. Internal consultees have raised slight concerns regarding space for bins which have now been allayed. A condition had been put in place regarding the issue of noise. Members asked whether balconies would be screened and officers confirmed that there is no requirement for this, but safety rails will be in place.

Councillors moved, seconded and voted unanimously to agree the officer's recommendation.

RESOLVED: That the application was approved.

174. **LAND TO THE REAR OF 2 - 24 HORTON ROAD - 71582/APP/2016/4582** (*Agenda Item 9*)

Demolition of existing buildings and redevelopment to provide 86 residential units in three buildings of 4-6 storeys with private balconies together with one three-bed dwelling, A1/A2 or A3 unit, associated car parking at basement and surface level, cycle parking, communal amenity areas, landscaping, improved access and relocated sub-station.

Officers introduced the report and highlighted the addendum.

Councillors raised concerns regarding the outlook from some of the bedrooms on the ground floor and questioned whether it was adequate. Officers stated that there is no issue with this as they are ground floor flats and obscure windows are not necessary. Members also expressed concern regarding the proximity of the building to the boundary. Officers confirmed that the height of the boundary fence will be 1.2/1.4 m which will not impact on the outlook. Members requested clarification regarding the distance between blocks B and C which they felt may not be adequate. Officers advised that the distance is just under 16m at its closest point and confirmed that the design has been revised to ensure that the window to window distance meets the standard requirement of 21m and obscure glazing has been incorporated as necessary. A privacy screen will be put in place. Members agreed that a condition should be added to ensure that the above privacy arrangements are adhered to.

Councillors moved, seconded and voted unanimously to agree the officers' recommendation subject to an additional condition regarding privacy.

RESOLVED: That the application was approved, subject to an additional condition.

The meeting, which commenced at 6.00 pm, closed at 6.42 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Luke Taylor on 01895 250692. 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.