

Minutes



NORTH 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), John Morgan (Vice-Chairman), Duncan Flynn, Raymond Graham, Henry Higgins, John Morse, John Oswell, Janet Duncan (Reserve) (In place of Manjit Khatra) and Brian Stead (Reserve) (In place of Jem Duducu)</p> <p>LBH Officers Present: Roisin Hogan (Planning Lawyer), Peter Loveday (Highway Development Engineer), Neil McClellan (Major Applications Team Leader), James Rodger (Head of Planning and Enforcement) and Luke Taylor (Democratic Services Officer)</p> |
| 198. | <p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Duducu and Councillor Khatra. Councillor Stead and Councillor Duncan were in attendance as substitutes.</p> |
| 199. | <p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Morgan declared an interest in Item 11 and left the room during the discussion of this item.</p> |
| 200. | <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 6 April and 25 April 2017 were agreed.</p> |
| 201. | <p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p> |
| 202. | <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> |
| 203. | <p>LAND ADJACENT TO 68 KNOLL CRESCENT, NORTHWOOD - 70975/APP/2017/586 (<i>Agenda Item 6</i>)</p> <p>Two three-bed, one and a half storey, semi-detached dwelling houses with associated parking and amenity space, involving the demolition of existing outbuilding.</p> |

Officers introduced the report and highlighted the addendum.

A petitioner spoke in objection to the application, and informed the Committee that he represented over 120 local residents who opposed the proposal as it was considered a backland development on the garden of No. 43 The Drive. The petitioner noted that applications on the site had been refused multiple times at the Committee and at appeal, and those refusal reasons were still relevant for this application. In addition, Members heard that the access and parking proposed were worse, and the removal of trees and greenery which were integral to the area was unacceptable.

Councillors also noted a letter from a local Ward Councillor citing its over-dominance, impact on neighbours and its bulk on the site as reasons to oppose the application.

Members agreed that the application was unacceptable, and moved the officer's recommendation, which was seconded and unanimously agreed upon being put to a vote.

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

204. **REAR OF 33 CHESTER ROAD, NORTHWOOD - 70636/APP/2017/645** (*Agenda Item 7*)

Two-storey, three-bed, detached dwelling house with associated parking, amenity space and vehicular crossover.

Officers introduced the report, which sought the erection of a two-storey, three-bed, detached dwelling on land accessed from Hawes Close in the back garden of 33 Chester Road.

Members expressed their support for the report, and moved, seconded and unanimously agreed the officer's recommendation.

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

205. **98 EXMOUTH ROAD, RUISLIP - 16772/APP/2017/69** (*Agenda Item 8*)

Conservatory to rear (Part Retrospective).

Officers introduced the report, which related the erection of a conservatory to the rear of a two-storey terraced property (part retrospective).

The Head of Planning and Enforcement informed members that a timescale was in place to remove and replace the unauthorised structure, and Members agreed that this was desirable, but wished to delegated authority to the Head of Planning and Enforcement to ensure that the wording of Condition 1 of the recommendation could be strengthened.

The Committee confirmed that the proposal was an improvement on the previous extension, but questioned whether there was an impact on the amenity of neighbouring properties. Officers confirmed that any concern of overlooking was addressed with this proposal.

Councillors moved and seconded the officer's recommendation, with delegated authority granted to the Head of Planning and Enforcement to strengthen Condition 1. Upon being put to a vote, the recommendation was unanimously agreed.

- **RESOLVED:** That the application was approved, with delegated authority to the Head of Planning and Enforcement relating to Condition 1.

206. **66 THE DRIVE, ICKENHAM - 4011/APP/2017/203** (*Agenda Item 9*)

Erection of two-storey detached building with habitable roof space for use as five flats: four two-bed and one three-bed flats with associated amenity space and parking, involving the demolition of the existing building (Outline Planning Application with All Matters Reserved).

Officers introduced the application, which sought outline permission to demolish the existing dwellinghouse and replace it with a two-storey building with habitable roof space for use as five flats.

Members wanted assurances that agreement of the Outline Planning Application would not impact on the Reserved Matters Application that would return in the future, as there were concerns about the bulk and size, overshadowing, impact on neighbouring properties, parking and outbuilding in the proposal, and responding to Councillors' questions, officers confirmed that the area in question was well below the 10% threshold for flatted developments within 1km of the site.

The Committee expressed concern that the outline application did not have enough detail, and were reluctant to support an application that was so close to adjoining properties without further information on the proposal.

As such, a resolution to defer the application for further information was moved, seconded, and unanimously agreed when put to a vote.

- **RESOLVED:** That the application was deferred.

207. **15 THORNHILL ROAD, ICKENHAM - 31885/APP/2017/681** (*Agenda Item 10*)

Roof alterations / extensions including rear dormer window (resubmission following 31885/APP/2016/2461).

Officers introduced the report and noted the addendum, which outlined a change to Condition 1 of the recommendation.

Members noted that the dormer had been reduced significantly, and, responding to questioning, Officers confirmed that the roof height was increased but the ridge height had not changed.

Councillors moved the officer's recommendation, subject to delegated authority to the Head of Planning and Enforcement to agree the wording of relevant conditions. This recommendation was seconded and unanimously agreed at a vote.

- **RESOLVED:** That the application was approved, subject to an additional condition and delegated authority to the Head of Planning and Enforcement.

208. **68 NORWICH ROAD, NORTHWOOD - 12054/APP/2016/4496** (*Agenda Item 11*)

Part-retention of single-storey side extension and replacement of pitched roof over the rear, and retained side extension with a flat roof.

Officers introduced the report, and Members noted that the proposed works had already been carried out in terms of the removal of the part of the extension flanking the side extension of the original dwelling. Councillors proposed that a further condition be added to ensure that the changes returned the property to its original condition.

The Committee moved, seconded and unanimously agreed the officer's recommendation, subject to the additional condition.

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

209. **514 & 514A VICTORIA ROAD, RUISLIP - 72489/APP/2017/43** (*Agenda Item 12*)

Change of use from Use Class A1 (Shops) to D1 (Nursery), including alterations to elevations.

Officers introduced the application, which sought a change of use of the ground floor unit from (A1) Retail to (D1) Non-Residential Institution to provide a children's nursery.

Members expressed their support for the application, but noted that there was another nursery in the close vicinity to this site, and that it had different opening hours. The Committee suggested a condition be added to delegate authority to the Head of Planning and Enforcement to check the conditioned opening hours at the nearby nursery, and mirror these hours in a condition for this application.

Councillors also noted that the change of use to Use Class D1 did not solely specify nursery use, and could be used as any Non-Residential Institution. As such, it was proposed that a further condition be added to restrict use at the site to a Nursery only.

The Committee moved the officer's recommendation with the delegated authority and additional condition. This proposal was seconded, and upon being put to a vote, unanimously agreed.

- **RESOLVED:** That the application was approved, subject to the additional conditions and delegated authority to the Head of Planning and Enforcement.

The meeting, which commenced at 7.00 pm, closed at 7.55 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Luke Taylor on 01895 250 693. 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.