

## Minutes



**NORTH** Planning Committee

**12 September 2017**

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

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Duncan Flynn, Raymond Graham, Henry Higgins, Manjit Khatra, John Oswell, Brian Stead and Jazz Dhillon</p> <p><b>LBH Officers Present:</b> Nicole Cameron (Legal Advisor) Edward Oteng (Strategic and Major Applications Manager) Anisha Teji (Democratic Services Officer) Manmohan Ranger (Transport Consultant) James Rodger (Head of Planning and Enforcement)</p>
69.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Duducu, with Councillor Brian Stead substituting.</p>
70.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>None.</p>
71.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting on 23 August 2017 were agreed.</p>
72.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>Agenda item 6 had been withdrawn by the applicant prior to the meeting.</p> <p>Agenda Item 11 - Enforcement Report in Part II was accepted as an urgent issue.</p>
73.	<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 agenda items 1-10 were marked as Part I and would be considered in public. Agenda item 11 was marked as Part II and so would be considered in private.</p>

74. **31 FRITHWOOD AVENUE - 8032/APP/2017/1671** (*Agenda Item 6*)

This item was withdrawn by the applicant prior to the meeting.

75. **MIDHURST COTTAGE, HIGH ROAD - 73006/APP/2017/2414** (*Agenda Item 7*)

Officers introduced the application and provided an overview. The application sought planning permission for a single storey rear extension. Officers made a recommendation for approval.

A petitioner addressed the Committee and objected to the application on the following grounds:

- The houses nearby were approximately 60 years old and mostly represented three to four bed semi detached houses.
- This was a highly sought after area.
- The present planning application was excessive with the extension being larger than the current foot print.
- Planning policy stated that an extension to a detached house of up to 4 m depth and height of 3 m was acceptable.
- Reports and the slides indicated the present oversize, bulk and mass of the development.
- Large extensions were acceptable long as there were no objections from neighbours.
- The height of the extension did not meet planning policy.
- All other extensions nearby respected the right to light to nearby properties. The proposed extension overshadowed other properties.
- There was a concern that there may be further planning applications to extend this property as there would be two families living at the property.
- Petitioners requested for the planning committee to take account of the submissions made and refuse the application.

The applicant/agent was not in attendance.

The Chairman explained that only material planning considerations could be considered when determining the application. Matters such as the suspected change to a multiple occupancy property were factors that could not be taken into account at this stage.

Further to questions raised by Members, Officers confirmed that the proposed development would not take over 50 percent of the garden. The foot print of the proposed extension was not larger than the dwelling house. The issue of overshadowing would not arise in this application because of the settings on either side of the boundaries.

The officer's recommendation was moved, seconded, and when put to a vote, there were six votes in favour and two abstentions.

**RESOLVED -**

- (1) That the application be approved; and**
- (2) Delegated authority to the Head of Planning to check that Northwood Hills Residents Association were consulted.**

76. **21 EASTCOTE ROAD - 28723/APP/2017/2067** (*Agenda Item 8*)

Officers introduced the application and provided an overview. The application sought planning permission for a part two storey, part single storey rear extension, creation of basement level and change of use of first floor from Use Class C3 to Use Class D1 for use as a surgery, alterations to elevations and parking. Officers made a recommendation for refusal.

The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.

**RESOLVED - That the application be refused.**

77. **LAND AT REAR OF 2 OLD HATCH MANOR - 12162/APP/2017/2112** (*Agenda Item 9*)

Officers introduced the application and provided an overview. The application sought planning permission for a two storey, three bed detached dwelling with associated amenity space. Officers made a recommendation for refusal.

The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.

**RESOLVED - That the application be refused.**

78. **514 VICTORIA ROAD - 72489/APP/2017/2343** (*Agenda Item 10*)

Officer introduced the application and provided an overview. The application sought planning permission for a variation of condition 2 (approved plans) of planning permission reference: 72489/APP/2017/43 dated 23 May 2017 to alter the design and layout of the building.

The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.

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

79. **ENFORCEMENT REPORT** (*Agenda Item 11*)

**RESOLVED:**

**1. That the enforcement action as recommended in the officer's report was agreed.**

**2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.**

*This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).*

	The meeting, which commenced at 7.00pm, closed at 7.26 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Anisha Teji on 01895 277655. 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.**