

Minutes



NORTH Planning Committee

10 January 2018

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Duncan Flynn, Raymond Graham, Henry Higgins, Roy Chamdal (in place of John Morgan), Brian Stead (in place of Jem Duducu), Manjit Khatra, John Oswell and Jazz Dhillon</p> <p>LBH Officers Present: Roisin Hogan (Legal Advisor) Mandip Malhotra (Major Applications Manager) James McLean Smith (Major Applications Officer) James Rodger (Head of Planning and Enforcement) Peter Loveday (Highway Development Engineer) Anisha Teji (Democratic Services Officer)</p>
126.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies received from Cllr John Morgan with Cllr Roy Chamdal substituting and Cllr Jem Duducu with Cllr Brian Stead substituting.</p>
127.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
128.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes from the meeting on 5 December 2017 were agreed as a correct record.</p>
129.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>Agenda item 8 - Midhurst Cottage, High Road (73006/APP/2017/3705) had been withdrawn from the agenda by the Head of Planning.</p> <p>The petitioner in agenda item 7 - 53 Weiland Road (28044/APP/2017/2249) had withdrawn their petition and this petition would therefore be heard as a non petition item.</p>

130.	<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 Agenda Items 1 - 13 were marked as Part I and would be considered in public. Agenda Items 14 - 15 were marked as Part II and so would be considered in private.</p>
131.	<p>3 ALBANY CLOSE, ICKENHAM - 72581/APP/2017/3376 (<i>Agenda Item 6</i>)</p> <p>Officers introduced the report and provided an overview of the application. Planning permission was sought for a single storey side extension, conversion of roof space to habitable use to include 2x rear dormers and 3x front roof lights. Officers made a recommendation for refusal.</p> <p>A petitioner spoke in objection to the application. The Committee heard that residents on this street had always had complete privacy but any windows in the roof space of 3 Albany Close would cause overlooking. The petitioner requested for the windows to be non opening and obscure glazed if the Committee were minded to grant the application. The size and position of the garage and storage unit were causes of concern and there was a further concern that this would cause noise. Albany Close was a small residential close and the proposed extension would have a huge impact on the residents of the close and nearby roads. There were also concerns raised regarding the presence of a flue that had been installed in the centre of the bungalow which was causing fumes to be emitted.</p> <p>Members discussed the issue of the garage and noted that it was not included in the refusal reasons. Officers confirmed that the refusal reasons only covered visual amenity issues and that the reference to single story extension included the garage, but Members were advised this matter could also be explicitly included as a second refusal reason. On balance, Members decided to add a second refusal reason as they were concerned about the impact of the garage on residential amenity.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, was unanimously refused.</p> <p>RESOLVED:</p> <p>That the Committee:</p> <p>1) refuse the application as per officer's recommendation; and</p> <p>2) delegate authority to the Head of Planning, in consultation with the Chairman and Labour Lead, to draft and agree the second refusal reason.</p>
132.	<p>53 WEILAND ROAD, NORTHWOOD - 28044/APP/2017/2249 (<i>Agenda Item 7</i>)</p> <p>Officers introduced the application and provided an overview. Planning permission was sought for a part two storey, part single storey side/rear extension and demolition of garage.</p> <p>Officers highlighted the addendum and made a recommendation for approval.</p> <p>Members congratulated officers, the agent/applicant and Gateshill Resident Association for working together to agree a scheme that would work for everyone.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote,</p>

unanimously agreed.

RESOLVED: That the application be approved as per officer's recommendations and the additional conditions listed in the addendum.

133. **MIDHURST COTTAGE, HIGH ROAD, EASTCOTE - 73006/APP/2017/3705** (*Agenda Item 8*)

This item was withdrawn prior to the meeting.

134. **8 MONKS CLOSE, RUISLIP - 72216/APP/2017/3508** (*Agenda Item 9*)

Officers introduced the report and provided an overview of the application. The application sought planning permission for a conversion of dwelling into 1x1 bed and 1x studio self-contained flats with associated parking and amenity space, involving part two storey, part single storey rear extension. Officers made a recommendation for refusal.

A petitioner spoke in objection of the planning application, noting that the houses on the road were originally built as family orientated accommodation. The proposed development would take away the character of the road, impact the small community negatively and add to the parking stress on the road. The proposed development would also block light to neighbouring properties.

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

RESOLVED: That the application be refused as per officer's recommendation.

135. **4 ASHBURTON ROAD, RUISLIP - 15579/APP/2017/3615** (*Agenda Item 10*)

Officers introduced the application and provided an overview. Planning permission was sought for a part two storey, part single storey side/rear extension, single story front extension and conversion of roof space to habitable use to include a rear dormer and conversion of dwelling from 1x4 bed to 3x2 bed and 1x1 bed self contained flats with associated parking and amenity space and installation of vehicular crossover to front. Officers made a recommendation for refusal.

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

RESOLVED: That the application be refused as per officer's recommendations.

136. **4 VICTORIA ROAD, RUISLIP - 34090/APP/2017/3428** (*Agenda Item 11*)

Officer introduced the application and provided an overview. The application sought planning permission for a change of use from retail to nail bar. Officers made a recommendation for approval.

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

RESOLVED: That the application be approved as per officer's recommendations.

137. **86 VICTORIA ROAD, RUISLIP - 28709/APP/2017/3180** (*Agenda Item 12*)

Officer introduced the application and provided an overview. The application sought planning permission for a change of use from retail to a mixed use comprising retail, restaurant and hot food takeaway. Officers made a recommendation for approval.

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

RESOLVED: That the application be approved as per officer's recommendations and the additional condition listed in the addendum to ensure that there is appropriate vibration protection for neighbouring properties.

138. **DAVID LLOYD CLUB, NORTHWOOD - 272/APP/2017/3148** (*Agenda Item 13*)

Officers introduced the application and provided an overview. The application sought planning permission for the installation of an outdoor pool and associated works. Officers highlighted the addendum and made a recommendation for approval.

Members commented that it was a good application.

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

RESOLVED: That the application be approved as per officer's recommendations.

139. **ENFORCEMENT REPORT** (*Agenda Item 14*)

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).

140. **ENFORCEMENT REPORT** (*Agenda Item 15*)

RESOLVED:

- 3. That the enforcement action as recommended in the officer's report was agreed.**
- 4. 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 7.20 pm, closed at 8.01 pm.

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