

Minutes



NORTH Planning Committee

13 March 2018

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Jem Duducu, Raymond Graham, Henry Higgins, Brian Stead (in place of Duncan Flynn) John Oswell, Janet Duncan (in place of Manjit Khatra) and Jazz Dhillon</p> <p>LBH Officers Present: James Rodger (Head of Planning, Transportation and Regeneration), Peter Loveday (Highway Development Engineer), Mandip Malhotra (Pre- Applications Manager), (Matt Kolaszewski - Planning Team Manager), Roisin Hogan (Legal Advisor) and Anisha Teji (Democratic Services Officer)</p> <p>Other Councillors</p> <p>Councillor John Hensley (Ward Councillor in attendance)</p>
159.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies received from Cllr Duncan Flynn with Cllr Brian Stead substituting and Cllr Manjit Khatra with Cllr Janet Duncan substituting.</p>
160.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
161.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes from 20 February 2018 be approved as an accurate record.</p>
162.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
163.	<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 matters were in Part I and would be considered in public.</p>

164. **8 EDINBURGH CLOSE - 71761/APP/2017/4373** (Agenda Item 6)

Officers introduced the report and provided an overview of the application. Planning permission was sought for the variation of condition No 4 and condition No 2 of a previous planning permission application (71761/APP/2016/2308) dated 8 August 2016 to alter the window/door on the rear side elevation and increase the height of the parapet wall to the front and rear. Officers highlighted the addendum and made a recommendation for approval.

A petitioner spoke in objection of the application. The Committee heard that the petition consisted of 91 signatures and was supported by the constituency MP Nick Hurd. The petitioner submitted that this application sought to rectify planning work that failed to build in accordance with originally approved plans. The applicant had demonstrated a disregard for the character of the neighbourhood, the impact on local residents and the visual intrusion into one resident's private space. In summary, the petitioner submitted that the applicant had ignored the Council's original conditions by building a large extension, including changing the design, building out of hours at weekends and failing to provide a privacy screen along the boundary of No 6 Edinburgh Close. The petitioner referred to the pictures which were circulated to the Committee and applicant prior to the meeting. The petitioner questioned the compliance of the current application, and explained how security was compromised on neighbouring sites. The petitioner asked that the retrospective application be refused as it did not match the original plans, contravened HDAS policies and indicated that there was no intention by the applicant to seek approval of the changes made to the property. The petitioner submitted that this showed disrespect for the Council's authority and was contrary to HDAS policy para 2.19 which required planning permission before any alterations to the original plans were made. The petitioner also asked for enforcement action to be taken to ensure that modifications to the property were brought back close to the original specification.

Members discussed the soffit at the front of the site and questioned the character of the drainage and guttering. Members considered that the current plans provided more privacy for neighbouring properties including No 6. Members questioned whether the single door facing the other property could be changed to frosted glass, however it was confirmed that this was not possible. Members noted that the application was in policy. The Head of Planning confirmed that the HDAS guidance was not policy, and although there was a 10 cm deviation, this was not sufficiently material to uphold an appeal.

Members discussed adding an informative to reduce the size and scale of the soffit. The Head of Planning confirmed that an informative would not make a difference. The Head of Planning confirmed that the Council's building control team had been consulted. Members considered imposing a notwithstanding condition in relation to the soffit.

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

RESOLVED - That the application be approved subject to:

- 1) the addendum changes; and**
- 2) delegating authority to the Head of Planning, in consultation with the Chairman and Labour Lead, to add a further condition in relation to the soffit. The condition should read along the lines of 'Notwithstanding the details hereby approved, further plans shall be submitted to the Council for approval in writing for the front elevation soffit/overhang to...'**

165.	<p>RUISLIP TELEPHONE EXCHANGE - 10105/APP/2018/181 (<i>Agenda Item 7</i>)</p> <p>Officers introduced the report and provided an overview of the application. Planning permission was sought for the installation of replacement lattice stub tower supporting head frame supporting 9 No. antennas and transmission dish and ancillary apparatus, removal of 2 No. pole mounted antennas all on roof top of building, and installation of ground based equipment cabinets (removal of existing redundant cabinet) and ancillary apparatus. Officers highlighted the addendum and made a recommendation for approval.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, was unanimously approved.</p> <p>RESOLVED: That the application be approved.</p>
166.	<p>NORTHWOOD COACHWORKS, STATION APPROACH - 70958/APP/2017/4344 (<i>Agenda Item 8</i>)</p> <p>Officers introduced the report and provided an overview of the application. Planning permission was sought for the installation of canopy and side screen over car wash area. This was a retrospective application. Officers made a recommendation for approval.</p> <p>The Chairman noted that no objections or comments had been received.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, was unanimously approved.</p> <p>RESOLVED: That the application be approved.</p>
167.	<p>68 NORWICH ROAD - 12054/APP/2017/4622 (<i>Agenda Item 9</i>)</p> <p>Officers introduced the report and provided an overview of the application. Planning permission was sought for a single storey flat roof side extension connecting to existing single storey rear extension. Officers made a recommendation for approval.</p> <p>The Head of Planning explained that if Members were minded to do so, a further condition could be included to withdraw permitted development rights to add any window opening or any roof lanterns or anything that could be justified given the corner plot location.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, was unanimously approved.</p> <p>RESOLVED: That the application be approved.</p>
	<p>The meeting, which commenced at 7.20 pm, closed at 7.57 pm.</p>

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.