

Minutes

NORTH PLANNING COMMITTEE

5 April 2018



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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Jem Duducu, Duncan Flynn, Raymond Graham, Henry Higgins, Manjit Khatra, John Oswell and Jazz Dhillon</p> <p>LBH Officers Present: Emmanuel Amponsah (Trainee Solicitor), Roisin Hogan (Planning Lawyer), Matt Kolaszewski (Planning Team Manager), James Rodger (Head of Planning and Enforcement), Alan Tilly (Transport and Aviation Manager) and Luke Taylor (Democratic Services Officer)</p>
168.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
169.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Graham declared a personal interest in Item 11 and left the room during the discussion of the item.</p>
170.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meeting dated 13 March 2018 were agreed as a correct record.</p>
171.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>The Chairman agreed that Item 16 be considered as an urgent item, due to a breach of planning control that required expedient action to be taken by the Council.</p>
172.	<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 marked as Part I and would be considered in public, and agenda items marked as Part II would be considered in private.</p>
173.	<p>51 WEILAND ROAD, NORTHWOOD - 17990/APP/2018/145 (<i>Agenda Item 6</i>)</p> <p>Details pursuant to discharge conditions Nos. 6 (Levels), 7 (Site Clearance), 8 (Landscape Scheme) and 10 (Sustainable Water Management) of planning permission ref: 17990/APP/2015/645 dated 24/05/2015 (part two-storey, part first-floor rear extension, construction of basement, conversion of garage to habitable</p>

use, conversion of roofspace to habitable use to include two rear rooflights, alterations to front elevation and demolition of existing rear element.

Officers introduced the application, which related to the discharge of conditions of a previously approved planning application, and highlighted the addendum, which included the proposed deletion and replacement of an informative, additional comments from the Council's Trees and Landscape Officer, and the addition of a further informative.

A petitioner spoke in objection to the application on behalf of Gatehill Residents' Association (GRA). The petitioner commented that there were issues surrounding drainage, the protection and proposed removal of trees, the timber panel fence on the boundary with No. 49, the drainage of the proposed swimming pool, pipe damage and the lack of an asbestos survey. Members heard that the GRA believed that there were inconsistencies and inaccuracies within the officer's report, and concerns over how the property could be built safely and maintained.

The agent for the applicant addressed the Committee, and noted that the main issues surrounding the application involved the basement and land ownership. The agent commented that the flood risk was deemed acceptable by the Council's officer, and there were no works proposed to the frontage, with the fence being retained. Councillors were informed that this application did not seek permission to remove trees to the rear of the building, and the removal of a tree on the southern boundary could be discussed further and potentially removed from the application if Members wished. The agent confirmed that planning permission was granted for the application in 2015, and expires this month, and the applicant was ready to begin building the property.

Responding to queries from the Committee, the Head of Planning and Enforcement confirmed that between the officer's report and addendum, any questions regarding the application should be answered.

Responding to the agent's comments regarding tree removal, Members expressed their support for the retention of the tree on the southern boundary, if possible. The Committee expressed their support to delegate authority to the Head of Planning and Enforcement to clarify with the applicant and agent which trees on the site could be retained, and then consult with the Council's Arboriculturalist to agree any proposals on tree retention.

The Committee was informed by the Planning Team Manager that the Flood Water Management Officer has reviewed the plans and considered them acceptable.

The Head of Planning and Enforcement also noted that the addendum proposed to delete an informative and replace it with another informative. It was proposed that both these informatives were retained if Members approved the application, in addition to the further informative that was proposed in the addendum.

Members proposed and seconded the application, subject to the additional informatives and delegated authority to the Head of Planning and Enforcement to further discuss the proposals regarding tree removal. Upon being put to a vote, six Members voted in favour of the officer's recommendation, with two Councillors abstaining.

RESOLVED: That the application be approved, subject to additional informatives and delegated authority to the Head of Planning and Enforcement for further discussion with the applicant regarding the retention and removal of trees.

174.	33 GATEHILL CLOSE, NORTHWOOD - 22910/APP/2017/4620 <i>(Agenda Item 7)</i>
	<p>Two-storey side / rear extension, first-floor side extension and raising and enlargement of roof to allow for conversion of roof space to habitable use.</p> <p>Officers introduced the application and noted the addendum.</p> <p>A petitioner addressed the Committee in objection to the application, and noted that the officer's report was comprehensive and demonstrated that the application as a breach of planning policies. Members heard that the proposal extends to the boundary, the front-facing second-floor dormer windows were in breach of HDAS, and one of the implied parking spaces was owned by the GRA and could only be used for temporary parking.</p> <p>The applicant commented that there were inaccuracies in the planning report and advice from the pre-application meetings with planning officers. The Committee heard that the application was proposed on a generous plot, and that the application proposed a gap of 3.1m to the boundary. Members were also informed that there were a number of dormer windows on neighbouring houses, so the proposed dormer windows would sit the street scene.</p> <p>Officers confirmed that any duty planning advice that was received by the applicant would have been informal, and that no formal advice was sought. Members also heard that officers assessed the plans and deemed the proposal to be sited 0.4m from the boundary of the plot. The Committee noted that they were only able to make a decision on the plans presented to the Committee, and in this case, the plans were not compliant with planning policies.</p> <p>As such, Members moved and seconded the officer's recommendation, and upon being put to a vote, seven Councillors voted in favour of the recommendation with one abstention.</p> <p>RESOLVED: That the application be refused.</p>
175.	2 ST PETER'S CLOSE, RUISLIP - 25080/APP/2017/1948 <i>(Agenda Item 8)</i>
	<p>Conversion of garage to playroom / storage use, involving alterations to elevations and installation of parking to front (part retrospective).</p> <p>Officers introduced the report, and provided a photograph of the site for the Committee which showed that the proposed parking bay was blocked by a tree. As such, it was proposed that Members delegate authority to the Head of Planning and Enforcement to agree an alteration to the plans which moves the parking space adjacent to the garage.</p> <p>The Committee moved, seconded and unanimously agreed the officer's recommendation, subject to delegated authority.</p> <p>RESOLVED: That the application be approved, subject to delegated authority to the Head of Planning and Enforcement to agree the plan to move the proposed parking space to a site adjacent to the garage.</p>
176.	66 VICTORIA ROAD, RUISLIP - 34884/APP/2017/4651 <i>(Agenda Item 9)</i>
	<p>Change of use from Use Class A1 (Shop) to Use Class A1/A3 (Shop/Café) for use as a coffee shop.</p>

	<p>Officers introduced the application, which was considered alongside Item 10.</p> <p>Responding to Members' questioning, officers confirmed that the use of the area in front of the shop was curtailed in the conditions. The Committee moved, seconded, and upon being put to a vote, unanimously agreed the officer's recommendation.</p> <p>RESOLVED: That the application be approved.</p>
177.	<p>66 VICTORIA ROAD, RUILSIP - 34884/ADV/2017/141 (<i>Agenda Item 10</i>)</p> <p>Installation of one internally illuminated fascia sign, one internally illuminated hanging sign and one non-illuminated retractable awning.</p> <p>This item was considered alongside Item 9.</p> <p>Councillors moved and seconded the officer's recommendation, which, upon being put to a vote, was unanimously agreed.</p> <p>RESOLVED: That the application be approved.</p>
178.	<p>31 FRITHWOOD AVENUE, NORTHWOOD - 8032/APP/2017/4601 (<i>Agenda Item 11</i>)</p> <p>Part two-storey, part single-storey rear extension and conversion of roofspace to habitable use, to include the repositioning and enlargement of the front dormer and the repositioning and enlargement of the rear dormer (Reconsultation).</p> <p>Councillor Graham left the room during the discussion of this application. Members commented that due to the proposed size, scale, depth and loss of the garden area, the application was contrary to the local plan.</p> <p>The officer's recommendation was moved, seconded and unanimously agreed.</p> <p>RESOLVED: That the application be refused.</p>
179.	<p>36 GREEN LANE, NORTHWOOD - 324/APP/2017/3602 (<i>Agenda Item 12</i>)</p> <p>Change of use from retail (Use Class A1) to a mixed use comprising retail, restaurant / café and hot food takeaway (Use Classes A1 / A3) (Retrospective).</p> <p>Officers introduced the application, and noted the addendum which confirmed the deletion of "hot food takeaway" from the description of the application.</p> <p>The applicant had submitted a petitioner supporting the application, and addressed the Committee to inform them that many residents and customers supported the proposal.</p> <p>The Committee noted their agreement with the officer's report, and moved, seconded and unanimously agreed the officer's recommendation at a vote.</p> <p>RESOLVED: That the application be approved.</p>
180.	<p>ARGYLE HOUSE, JOEL STREET, NORTHWOOD - 500/APP/2018/223 (<i>Agenda Item 13</i>)</p> <p>Change of use from retail (Use Class A1) to Use Class A3 (Restaurant) and</p>

installation of extractor fan.

Officers introduced the application and noted the addendum, which included an informative regarding food hygiene.

Members expressed their support for the principle of the application, but noted that the opening hours on Saturdays were the same as the bar/restaurant that was situated next door, and commented that these hours were more in keeping with a pub than a restaurant.

The Committee agreed that restaurants in Argyle House were a better comparison for opening hours, and suggested that midnight was a more appropriate closing time on Saturdays than 2am, as there was a residential area nearby.

The Legal Advisor confirmed that the condition could be amended if there were planning considerations to justify the reduction in the opening hours, such as an adverse impact on local amenity. The legal advisor commented that the property would require a licence to serve alcohol and other licensable activities (as applicable), and that the licensing regime operates differently to the planning regime.

As such, Members agreed that midnight was a more appropriate closing time for the restaurant to protect local amenity.

The Committee, moved, seconded and agreed the officer's recommendation, subject to the variation to opening hours, with seven Councillors voting in favour of the recommendation and one abstention.

RESOLVED: That the application be approved, subject to the variation of condition 3 to alter the hours of use to 1200 to 0000 on Saturdays.

181. **111 HIGH STREET, RUISLIP - 71235/APP/2017/4636** (*Agenda Item 14*)

Change of use from Use Class A1 (Retail) to Use Class A1/D2 (Café / children's soft play).

Officers introduced the application and highlighted the addendum, which contained an amendment to Condition 4.

The Committee commented that the application was a good idea with a number of young families in the local area, and the officer's recommendation was moved, seconded and unanimously agreed.

RESOLVED: That the application be approved.

182. **S106 / 278 PLANNING AGREEMENTS - QUARTERLY FINANCIAL MONITORING REPORT** (*Agenda Item 15*)

RESOLVED: That the report was noted.

183. **ENFORCEMENT REPORT** (*Agenda Item 16*)

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 Committee noted that it was Roisin Hogan's last committee meeting at the Council. Members thanked her for all her work, and wished her luck for the future.

The meeting, which commenced at 7.00 pm, closed at 8.23 pm.

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