

**Minutes-
NORTH PLANNING COMMITTEE**

27TH OCTOBER 2009

Meeting held at the Civic Centre, Uxbridge

Come into effect on: Immediately



	<p>Members Present: Councillors Eddie Lavery, Allan Kauffman, Anita MacDonald, Michael Markham, Carol Melvin, John Oswell and David Payne</p> <p>Advisory Members / Co-optee Members present:</p> <p>Ms Lesley Crowcroft - Eastcote Residents Association and Eastcote Village Conservation Area Advisory Panel.</p> <p>Apologies for Absence None</p> <p>Officers Present: James Rodger, Meg Hirani, Manmohan Ranger, Sarah White and Charles Francis</p>
	<p>Declarations of Interest</p> <p>Councillor Melvin declared a personal interest in Item 13 and left the room for this Item.</p>
	<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</p> <p>It was agreed that all items of business would be considered in public except item 19 which was considered in private.</p>
	<p>Consideration of Reports:</p> <p>Reports were considered as set out below:</p>

<p>6.</p>	<p>Southbourne Day Centre, 161 Elliott Avenue, Ruislip</p> <p>Erection of a two storey building to provide 23 one and two-bedroom apartments, together with associated parking, involving the demolition of existing day centre building (Outline application).</p> <p>66033/APP/2009/1060</p> <p>The officer in his presentation advised members that amended information had been circulated as there had been some amendments made since the report had been published.</p> <p>A Ward Councillor addressed the meeting in support of the petitioners (who had already spoken at 6th October 2009 meeting) and a number of issues were raised. These included traffic congestion, parking, community use and the bulk and size of the proposed development.</p> <p>A Member enquired whether any consideration had been given to possible Educational Uses for the site. Officers explained that no formal consultation had taken place with Education and Children’s Services but in the view of Planning officers, the site was of insufficient size for a school and would be unable to provide adequate play space. A school playground on this site would also have a detrimental impact on surrounding residential dwellings.</p> <p>The recommendation for Approval was moved, seconded and on being put to the vote was agreed subject to the conditions in the report and addendum sheet and as amended:</p> <p>To delete recommendation 2.2 (vi) and insert a new 2.2 (vi) to read: <i>‘To deliver either 9% affordable housing by habitable room on- site or an equivalent financial contribution towards providing for affordable housing off-site at the agreement of the Director of Planning and Community Services and the Director of Adult Social Care and Housing’</i></p> <p>Add the following wording at the end of Informative 16.</p> <p><i>‘The site has been identified as being surplus to requirements in accordance with the Council's Final Strategy for Day and Employment Services and there are no national or regional planning objections in principle to the loss of such a use.</i></p> <p><i>There are no adverse impacts upon the visual amenities of the surrounding area, there would be no loss of residential amenity to surrounding occupiers and highway and pedestrian safety impacts are considered to be acceptable.</i></p>	<p>Action By:</p> <p>James Rodger Meg Hirani</p>
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The application is therefore recommended for approval, subject to conditions and a S106 Agreement'.

Resolved –

- 1. That this authority is given by the issuing of this notice under regulation 3 of the Town and Country Planning General regulations 1992 and shall ensure only for the benefit of the land.**
- 2. That the Council enter into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) or other appropriate legislation to secure the following:**
 - (i) A financial contribution of £8,161.96 for healthcare facilities.**
 - (ii) The developer provides a financial contribution of £46,331 towards, nursery, primary, secondary and Post 16 school places within the locality of the development to satisfy the educational requirements arising from the child yield resulting from the proposal, in accordance with the Supplementary Planning Document on Planning Obligations adopted in July 2008.**
 - (iii) A financial contribution towards training initiatives equal to £2,500 for every £1 million build cost.**
 - (iv) A financial contribution of £10,000 towards community facilities.**
 - (v) A financial contribution of £866.41 towards library facilities and books**
 - (vi) provision of affordable housing equivalent to 9% of the total number of habitable rooms, of which at least 70% are to be of social rented tenure.**
 - (vi) The applicants pay a sum to the Council equivalent to 2% of the value of contributions for compliance, administration and monitoring of the completed planning (and/or highways) agreement(s).**
 - (vii) The applicants pay a sum to the Council of 3% of the value of contributions for specified requirements to project manage and oversee implementation of elements of the completed planning (and/or highways) agreement(s).**
- 3. That in respect of the application for planning permission, the purchaser of the Council's interest in the land meets the Council's reasonable costs in**

	<p>the preparation of the S106 Agreements and any abortive work as a result of the agreements not being completed.</p> <p>4. If the S106 Agreement has not been finalised within 12 months, the application is to be referred back to the Planning Committee for determination at the discretion of the Director of Planning and Community Services.</p> <p>5. That officers be authorised to negotiate and agree the detailed terms of the proposed agreements.</p> <p>6. That if the application is approved the conditions and informatives set out in the officer's report and the addendum sheet circulated at the meeting be attached.</p>	
7.	<p>23 Lime Grove, Ruislip</p> <p>Two storey four-bedroom dwelling with habitable basement level and single storey detached garage to rear, involving demolition of existing dwelling and garage</p> <p>4065/APP/2009/1639</p> <p>The officer in his presentation advised members that amended information had been circulated as there had been some amendments made since the report had been published.</p> <p>In accordance with the Council's constitution a representative of the petitioners objecting to the proposal addressed the meeting.</p> <p>A Ward Councillor addressed the meeting in support of the petitioners. Concern was expressed about the loss of a bungalow for a two storey four bedroom house with basement accommodation with no natural light to the basement. The proposal is an overdevelopment and will not harmonise with the area.</p> <p>Officers explained that Hillingdon does not have a policy with regards to basements and use as either a gym or sauna would be acceptable subject to adding an additional condition to address the steam resulting from sauna usage.</p> <p>In answer to an issue raised by the petitioner about a potential breach of Article 6 of the Human Rights Act 1998 the Legal Officer informed members that Article 6 related to right to a fair hearing. The Legal officer stated that if normal committee</p>	<p>Action By:</p> <p>James Rodger Meg Hirani</p>

	<p>proceedings are followed it is unlikely that the article will be breached. In this case, planning has undertaken their normal consultation procedures and therefore it is likely that the Council have complied with their statutory obligation to consult.</p> <p>The recommendation for Approval was moved, seconded and on being put to the vote was agreed subject to the conditions in the report and addendum sheet and the additional conditions 17 and 18 as detailed below:</p> <p>To amend Condition 10 to read:</p> <p><i>'Unobstructed sight lines above a height of 1 metre shall be maintained on both sides of the entrance to the site, for a distance of at least 2.4m in both directions along the back edge of the footway or verge'.</i></p> <p>To add an additional Condition 17 to read:</p> <p><i>'Notwithstanding the submitted plans details of the position and size of the proposed crossovers shall be submitted to and approved by the Local Planning Authority prior to the commencement of any work on the site and such details as are approved shall be implemented prior to occupation.'</i></p> <p>In the interest of highway and pedestrian safety and to comply with Policy AM7 and AM14 of the adopted Unitary Development Plan Saved Policies September 2007.</p> <p>To add an additional condition 18 related to sauna usage to be agreed by the Chairman and Labour Lead outside the meeting.</p> <p>Resolved - That the application be Approved, subject to the conditions and informatives set out in the officer's report, the addendum sheet and additional conditions 17 and 18 as detailed above.</p>	
8.	<p>53 Pinn Way, Ruislip</p> <p>Two storey rear and single storey side extensions, involving part demolition of existing dwelling and outbuildings</p> <p>1244/APP/2009/1132</p> <p>This item was withdrawn by the agent in writing before the meeting.</p>	<p>Action By:</p> <p>James Rodger Meg Hirani</p>

<p>9.</p>	<p>Land west of Woodfield Terrace & Dovedale Close, Harefield</p> <p>Outline application with all matters reserved for 9 dwelling development</p> <p>66148/APP/2009/1453</p> <p>The officer in his presentation advised members that amended information had been circulated and there had been further letters received from Bickertons Aerodrome and Nick Hurd MP in objection and in addition, a tree preservation order (TPO Number 665) had been made on the mixed hardwoods and deciduous trees on the application site.</p> <p>In accordance with the Council's constitution a representative of the petitioners objecting to the proposal addressed the meeting and referred to copies of a presentation which had been circulated to the Committee for information.</p> <p>The recommendation for Refusal was moved, seconded and on being put to the vote was agreed subject to the conditions in the report and addendum sheet</p> <p>Resolved – That the application be Refused for the reasons set out in the officers report.</p>	<p>Action By:</p> <p>James Rodger Meg Hirani</p>
<p>10.</p>	<p>76 & 78 Victoria Road, Ruislip</p> <p>Change of use from Class A1 (Shops) to Class D2 (Assembly and Leisure) for use as a gymnasium</p> <p>43997/APP/2009/1404</p> <p>The officer in his presentation advised members that amended information had been circulated and that a further petition containing 190 signatures in support of the proposal had been received.</p> <p>In accordance with the Council's constitution the applicant addressed the meeting. The representative of the petitioners in objection to the proposal did not attend the meeting.</p> <p>Members enquired of officers what unrestricted gym use meant. Members raised concerns with the petitioner about the levels of noise anticipated by the gym equipment in use and the lack of showering facilities. The applicant explained that the gym was simply a small circuit of airbourne equipment (10 pieces) which are not cardio but used for toning and stretching. No music will be played.</p>	<p>Action By:</p> <p>James Rodger Meg Hirani</p>

	<p>A Member suggested that although this application failed to fully comply with the Council's planning policies, it did promote the Council's policy on Health Hillingdon.</p> <p>It was suggested that as there were concerns around the term 'unrestricted gym use' and the lack of showering facilities that the application be deferred until further information had been provided by the applicant on how this would be met.</p> <p>It was moved, seconded and agreed that the application be deferred to enable further information to be obtained from the applicant on how these conditions would be met.</p> <p>Resolved – That the application be deferred for further negotiation with the applicants.</p>	
11.	<p>76 High Street, Northwood</p> <p>Erection of a three-storey building comprising ground floor community hall and 6 studio and 2 one-bedroom self contained flats at first and second floor levels, with associated car parking (involving the demolition of the existing Northwood (Community) Hall) (Outline Application)</p> <p>17829/APP/2009/683</p> <p>In accordance with the Council's constitution a representative of the petitioners objecting to the proposal and a representative of the applicant addressed the meeting.</p> <p>Members enquired about the significance of the planting on the site and in particular a horse chestnut tree. In response officers explained that the arboriculture report was independently commissioned by the applicant, the report had been checked by officers and the said tree was in the condition stated in the report.</p> <p>Members noted that four previous applications, dating back to 2001 had been made to redevelop the site for similar purposes and enquired whether the pre-charging application process (introduced since April 2009) could be waived in this particular case. Officers said that planning committee was not the correct forum to waive charges but that it could be noted that this was members wish in order to allow further discussions between the applicant and officers.</p> <p>It was moved, seconded and agreed that the application be refused for the reasons set out in the officers report.</p>	<p>Action By:</p> <p>James Rodger Meg Hirani</p>

	<p>Resolved - That the application be refused for the reasons set out in the officers report.</p>	
12.	<p>The Dairy Farm, Breakspear Road, Northwood</p> <p>Erection of sections of 1.8m high close boarded fencing (to match existing) to Nos. 6, 9 and 10 Burbury Close, and Nos. 4, 5 and 6 Dairy Farm Lane, and replacement of existing 5 Bar gate between Nos. 5 and 6 Dairy Farm with 1.8m solid wooden gates</p> <p>27314/APP/2009/2021</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer’s report.</p>	<p>Action By:</p> <p>James Rodger Meg Hirani</p>
13.	<p>41 Green Lane, Northwood</p> <p>Change of use of basement and ground floor from Class A1 Retail to Class A3/A4 Restaurants/Cafes and Drinking Establishments, to include new door and ventilation duct to rear</p> <p>Deferred from North Committee 6/10/09</p> <p>12112/APP/2009/1591</p> <p>The conditions with the additional condition for Approval by members was moved, seconded and on being put to the vote agreed.</p> <p>Resolved – That the Conditions be Approved as set out in the officers report with the exception of Condition 3 to be amended as follows:</p> <p><i>‘The premises shall only be used for the preparation, sale of food and drink and any clearing up, between the hours of 08:00 and 23:30. There shall be no staff allowed on the premises outside these hours’.</i></p>	<p>Action By:</p> <p>James Rodger Meg Hirani</p>

<p>14.</p>	<p>76 High Street, Northwood</p> <p>Erection of three storey building with ground floor community dining hall, 4 one-bedroom flats at first floor level and 4 one-bedroom flats at second floor level with associated parking (involving demolition of existing building)</p> <p>17829/APP/2007/2861</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Refused as set out in the officers report.</p>	<p>Action By:</p> <p>James Rodger Meg Hirani</p>
<p>15.</p>	<p>43 Salisbury Road, Eastcote</p> <p>Change of use from Class A1 (Retail) to Class A2 (Financial and Professional Services)</p> <p>33427/APP/2009/1680</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer’s report.</p>	<p>Action By:</p> <p>James Rodger Meg Hirani</p>
<p>16.</p>	<p>1 Long Drive, Ruislip</p> <p>Change of use from Retail (Class A1) to Restaurants, cafe/hot food takeaways (Class A3/A5) with new shop front and outside seating area to front and front boundary wall</p> <p>40940/APP/2009/1752</p> <p>The recommendation for Approval was moved, seconded and on being put to the vote was agreed subject to the conditions in the report and addendum sheet as detailed below:</p> <p>To amend Condition 9 to read:</p> <p><i>‘The premises shall only be used for the preparation or sale of food and drink, between the hours of 08:00 and 23:30. There shall be no staff allowed on the premises outside these hours’.</i></p>	<p>Action By:</p> <p>James Rodger Meg Hirani</p>

	<p>To add condition No.12 as follows:</p> <p><i>'Prior to the commencement of works on site, full details of the provision to be made for the secure and covered storage of refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided on site prior to the premises being brought into use and thereafter maintained'.</i></p> <p>To ensure satisfactory provision is made for the storage of waste and recycling, in the interests of maintaining a satisfactory standard of amenity in the locality, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).</p> <p>Resolved - That the application be Approved subject to the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting and to amend to condition 9 and add condition 12 as detailed above.</p>	
17.	<p>Priors Farm, West End Road, Ruislip</p> <p>Dutch Barn and Cattle Yard to site</p> <p>14699/APP/2009/1599</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer's report.</p>	<p>Action By:</p> <p>James Rodger Meg Hirani</p>
18.	<p>S106 & S278 Quarterly Monitoring Report - up to 30 June 2009</p> <p>Members received a report updating them on the current position in relation to S106 and S278 agreements.</p> <p>It was moved, seconded and on being put to vote was agreed that the report be noted.</p> <p>Resolved – That the report be noted</p>	<p>Action By:</p> <p>James Rodger Meg Hirani</p>
19.	<p>ENFORCEMENT REPORT</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p>	<p>Action By:</p> <p>James Rodger Meg Hirani</p>

	<p>Resolved –</p> <ol style="list-style-type: none">1. That enforcement action as recommended in the officer’s report was agreed.2. That the decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal enforcement notice to the individual concerned.	
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The meeting closed at 9.20 p.m.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Charles Francis on 01895 556454. Circulation of these minutes are to Councillors, Officers, the Press and Members of the Public.