

Minutes



CENTRAL & South Planning Committee

30 August 2017

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

	<p>Committee Members Present: Councillors Ian Edwards (Chairman), David Yarrow (Vice-Chairman), Shehryar Ahmad-Wallana, Roy Chamdal, Alan Chapman, Brian Stead, Mo Khursheed, Peter Money and John Morse</p> <p>LBH Officers Present: James Rodger - Head of Planning and Enforcement Peter Loveday - Highways Development Engineer Edward Oteng - Strategic and Major Applications Manager Nicole Cameron - Planning Lawyer Anisha Teji - Democratic Services Officer</p>
68.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
69.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Chamdal declared a Non - Pecuniary Interest in Agenda Item 13 - Prince of Wales - Harlington Road, Brunel as the site was in his ward and he had eaten once at the premises on a previous occasion. He remained in the room during discussion on the item.</p> <p>Councillor Ahmad - Wallana declared a Non - Pecuniary Interest in Agenda Item 13 and Agenda Item 22 - Enforcement Report. He left the room during the discussion of these items.</p> <p>Councillor Morse declared a Non - Pecuniary Interest in Agenda Item 17 - Enforcement Report as the site was in his ward. He remained in the room during the discussion of the item.</p> <p>Councillor Khursheed declared a Non - Pecuniary Interest in Agenda Item 8 - Rear of 25 Botwell Lane as the site was in his ward. He remained in the room during discussion of the item.</p> <p>Councillor Money declared a Non - Pecuniary Interest in Agenda Item 17 as he knew the owner of the items in the photographs and Item 21 - Enforcement Report as he raised the matter. He remained in the room on the discussion of these items.</p>

70.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETINGS ON 19 JULY 2017 AND 8 AUGUST 2017 (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meetings held on 19 July 2017 and 8 August 2017 be agreed as correct records.</p>
71.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>Agenda Item 22 - Enforcement Report in Part II was accepted as an urgent issue.</p>
72.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I 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 1-16 were marked as Part I and would be considered in public. Agenda items 17 - 22 were marked as Part II and so would be considered in private.</p>
73.	<p>48 POLE HILL ROAD - 33924/APP/2017/1512 (<i>Agenda Item 6</i>)</p> <p>Officers introduced the report and provided an overview of the application. The application sought planning permission for the erection of a part single, part two storey extension. Officers highlighted the addendum and made a recommendation for refusal.</p> <p>A petitioner addressed the Committee and objected to the application on the following grounds:</p> <ul style="list-style-type: none"> • Reports and the slides indicated the present oversize, bulk and mass of the development. • This would be particularly relevant to the adjacent property on Pole Hill Road that would be overshadowed by the proposed developments. • The proposed development would see the property being used as multiple occupancy rather than a family home. • There would be a loss of light, loss of privacy and the proposal would be over dominant. • Parking would cause a problem. • Overall, there would be harm to the character and appearance of the area. • The petitioners requested that the latest application be refused. <p>The applicant/agent did not wish to speak at the meeting.</p> <p>The Chairman explained that only material planning considerations could be considered when determining the application. Matters such as antisocial behaviour and the suspected change to a multiple occupancy property were factors that could not be taken into account at this stage. Only matters put before the Committee could be taken in to account.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, was unanimously agreed.</p> <p>RESOLVED: That the application be refused.</p>
74.	<p>LAND FORMING PART OF 7 BROOKSIDE - 72693/APP/2017/1026 (<i>Agenda Item 7</i>)</p>

Officers introduced the application and provided an overview. The application sought planning permission for the erection of a two storey two - bed attached dwelling with associated parking and amenity space and extension to vehicular crossover to front. Officers highlighted the addendum and made a recommendation for approval.

The petitioner, agent and applicant were not in attendance.

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

RESOLVED: That the application be approved, subject to the Head of Planning amending the conditions to ensure that parking is allocated to both properties.

75. **REAR OF 25 BOTWELL LANE - 1644/APP/2017/1625** (*Agenda Item 8*)

Officers introduced the application and provided an overview. The application sought planning permission for the retention of a three storey extension block to form three residential units. Officers highlighted the addendum and made a recommendation for refusal.

Following legal advice, officers confirmed that there was a discrepancy in the papers which included five refusal reasons in the report and two refusal reasons in the addendum totalling seven refusal reasons. They were all sound refusal reasons. However the applicant's description of the development did not match the plans. Officers requested for delegated authority to resolve the discrepancies.

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

RESOLVED -

- (1) That the application be refused; and**
- (2) Delegated authority to the Head of Planning to resolve the correct descriptions for the site.**

76. **BRUNEL UNIVERSITY, KINGSTON LANE - 532/APP/2017/1884** (*Agenda Item 9*)

Officers introduced the report and provided an overview of the application. Planning permission was sought for the formation of new pedestrian foot paths, reconfiguration of the parking areas, reconstruction of an existing access road, formation of a pedestrian paved area, installation of bollards and vehicles barriers, together with drainage and associated works.

Officers highlighted the addendum and 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, subject to the conditions and the informatives set out in the report.

77. **LECTURE CENTRE, BRUNEL UNIVERSITY, KINGSTON LANE - 532/APP/2017/1493** (*Agenda Item 10*)

Officers introduced the report and provided an overview of the application. Planning permission was sought for the refurbishment of part of the ground floor of the Grade 2 listed Lecture Theatre building, currently used as administrative offices, for the use as a new coffee shop facility, at the heart of the Brunel University campus.

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

RESOLVED - That the application be approved.

78. **LECTURE CENTRE, BRUNEL UNIVERSITY, KINGSTON LANE - 532/APP/2017/1494 (LBC)** (*Agenda Item 11*)

Officers introduced the application and provided an overview. The application sought planning permission for the change of use from an administrative room to a coffee shop.

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

RESOLVED - That the application be approved.

79. **LECTURE CENTRE, BRUNEL UNIVERSITY, KINGSTON LANE - 532/ADV/2017/54** (*Agenda Item 12*)

Officers introduced the application and provided an overview. The application sought planning permission for installation of two no internally illuminated, internally mounted, hanging box signs and two No..non illuminated internally mounted hanging promotional board signs.

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

RESOLVED - That the application be approved.

80. **PRINCE OF WALES PH, 1 HARLINGTON ROAD - 7367/APP/2017/2070** (*Agenda Item 13*)

Officers introduced the application and provided an overview. The application sought planning permission for the retention of timber framed structure with a retractable canopy.

Officers highlighted the addendum and 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 subject to the amendment of the description of the property.

81. **HILLINGDON HOSPITAL, PIELD HEATH ROAD - 4058/APP/2017/2127** (*Agenda Item 14*)

	<p>Officer introduced the application and provided an overview. The application sought planning permission for installation of telecommunications equipment on the rooftop of Hillingdon Hospital.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved.</p>
82.	<p>HILLINGDON GARDEN CENTRE, PIELD HEATH ROAD - 13831/APP/2017/1217 <i>(Agenda Item 15)</i></p> <p>This item was withdrawn prior to the meeting.</p>
83.	<p>PACKET BOAT MARINA - 53216/APP/2017/1711 <i>(Agenda Item 16)</i></p> <p>Officers introduced the application and provided an overview. Planning permission was sought for the construction of a new fixed pontoon, with associated engineering and landscaping works, to provide seven leisure moorings at Packet Boat Marina in Cowley.</p> <p>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, unanimously agreed.</p> <p>RESOLVED: That the application be approved, subject to the conditions and the informatives set out in the report.</p>
84.	<p>ENFORCEMENT REPORT <i>(Agenda Item 17)</i></p> <p>RESOLVED:</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>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.</p> <p><i>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).</i></p>
85.	<p>ENFORCEMENT REPORT <i>(Agenda Item 18)</i></p> <p>RESOLVED:</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p>

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).

86. **ENFORCEMENT REPORT** (Agenda Item 19)

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).

87. **ENFORCEMENT REPORT** (Agenda Item 20)

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).

88. **ENFORCEMENT REPORT** (Agenda Item 21)

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).

89. **ENFORCEMENT REPORT** (Agenda Item 22)

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 19:00, closed at 20:06.

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.