

Minutes



CENTRAL & South Planning Committee

23 November 2017

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

	<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: Zenab Haji-Ismail, Roisin Hogan (Planning Lawyer), James Rodger (Head of Planning and Enforcement), Luke Taylor (Democratic Services Officer) and Alan Tilly</p>
131.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
132.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
133.	<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 on 31 October 2017 were approved as a correct record.</p>
134.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
135.	<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 items marked Part I would be considered in public, and items marked Part II would be considered in private.</p>
136.	<p>LAND ADJACENT TO 1 BELGRAVE MEWS, COWLEY - 72586/APP/2017/482 (<i>Agenda Item 6</i>)</p> <p>Single-storey garage.</p> <p>Officers introduced the application, which sought the erection of a single-storey garage on land adjacent to 1 Belgrave Mews, and noted the addendum, which included an</p>

amendment to the recommendation. It was confirmed that an appeal had been submitted under against the non-determination of the application.

A petitioner spoke in objection to the application, noting that it would result in the loss of two car parking spaces at the plot currently. Furthermore, the proposed garage would not fit the current building line on Belgrave Mews, damage the appearance of the road, and impact adversely on parking and access in the area.

Responding to the Committee's questions, officers confirmed that the plot should be treated as a freestanding part of land, without connection to a particular dwellinghouse, although the applicant was also the landowner and owned another property on Belgrave Mews.

Members noted that there was a consistent pattern of refusal for applications at the site and stated the proposed garage would impact negatively upon the street scene, and the reasons for refusal were clear. The officer's recommendation was proposed, seconded, and unanimously agreed when put to a vote.

RESOLVED: That the Planning Inspectorate was advised that had an appeal for non-determination been lodged, the application would have been refused.

137. **BRUNEL UNIVERSITY, KINGSTON LANE, HILLINGDON - 532/APP/2017/2886**
(Agenda Item 7)

Installation of petrol and diesel storage tanks, together with surrounding fencing, brickwork, pipework, vents and traffic barriers.

Officers introduced the application for the installation of petrol and diesel storage tanks, together with surrounding fencing, brickwork, pipework, vents and traffic barriers.

Responding to questioning from the Committee, officers confirmed the size of the proposed storage tanks, and stated that Informative 1 included actions to alleviate the risk of any spillages.

Members requested that Informative 1 be turned into a condition to ensure protective safety measures were in place to mitigate against the loss of fuel, and agreed to delegate authority to the Head of Planning and Enforcement to enforce this change to conditions.

The officer's recommendation, subject to delegated authority regarding the additional condition, was then proposed, seconded and unanimously agreed.

RESOLVED: That the application was approved, subject to delegated authority to the Head of Planning and Enforcement regarding an additional condition.

138. **WILFRED BROWN BUILDING, BRUNEL UNIVERSITY, KINGSTON LANE, HILLINGDON - 532/APP/2017/2731** (Agenda Item 8)

Variation of condition 2 of planning permission ref: 532/APP/2017/3929 dated 19/05/2015 (re-cladding of the existing Wilfred Brown building, alterations to North elevation involving rebuilding of security annex, installation of canopy over existing courtyard to rear and associated works), to agree a revised energy strategy, in relation to proposals for re-cladding.

Officers presented the application, which sought permission for the variation of

condition 2 of planning permission reference 532/APP/2017/3929 to agree a revised energy strategy, in relation to proposals for recladding, and noted the addendum.

Members noted that the Sustainability Officer believed the revised energy performance was acceptable, and that it would ensure energy efficiency.

The application was proposed, seconded, and upon being put to a vote, was unanimously agreed.

RESOLVED: That the application was approved.

139. **215 & 215A LONG LANE, HILLINGDON - 4204/APP/2017/2724** (*Agenda Item 9*)

Conversion of two dwellings to form a single dwellinghouse, including the erection of a two-storey rear extension.

Officers introduced the application, which sought planning permission for the conversion of two dwellings into one large dwelling, for use a single unit, and a two-storey rear extension.

Members commented that the loss of one unit was against the local policy, and the application did not seek to replace any lost housing provision. It was agreed that the bulk and size of the building, as well as the loss of land between the proposed dwelling and neighbouring properties, would harm the character and appearance of the wider area, and result in an incongruous addition to the street scene.

The officer's recommendation was moved, seconded, and unanimous agreed.

RESOLVED: That the application was refused.

140. **66 FAIRWAY AVENUE, WEST DRAYTON - 29143/APP/2017/3100** (*Agenda Item 10*)

Installation of a side-dormer and enlargement of roofspace to create habitable accommodation, including the erection of a single-storey front extension and installation of a porch.

Officers presented the application, which sought to increase the height of the roof and install a side dormer to create habitable accommodation. The proposal also included the erection of a single-storey extension and the installation of a porch to the front of the dwelling.

Members noted that the application site was situated in the 'West Drayton Garden City Area of Special Local Character'.

The Committee sought clarification on the non-standard reason for refusal 2, regarding the detrimental impact on the amenities of the adjoining occupier at 64 Fairway Avenue, by reason of over-dominance, overshadowing, visual intrusion, loss of light and loss of outlook. Members commented that the overlooked room was not habitable, and questioned whether a similar impact on non-habitable rooms in neighbouring properties had been permitted in previous applications.

Members sought to defer the item to allow for further investigation from the Head of Planning and Enforcement on the appropriateness of reason for refusal 2. A proposal to defer the application was moved, seconded, and upon being put to a vote, unanimously agreed.

	RESOLVED: That the application was deferred.
141.	<p>QUARTERLY FINANCIAL MONITORING REPORT - S106 & S278 PLANNING AGREEMENTS (<i>Agenda Item 11</i>)</p> <p>The report before Members provided financial information on s106 and s278 agreements in the Central and South Planning Committee area until 30 June 2017, where the Council has received and holds funds.</p> <p>RESOLVED: That the S106/S278 Planning Agreements Quarterly Financial Monitoring Report was noted.</p>
142.	<p>ENFORCEMENT REPORT (<i>Agenda Item 12</i>)</p> <p>RESOLVED: That the item was deferred.</p>
143.	<p>ENFORCEMENT REPORT (<i>Agenda Item 13</i>)</p> <p>RESOLVED: That the item was deferred.</p>
144.	<p>ENFORCEMENT REPORT (<i>Agenda Item 14</i>)</p> <p>RESOLVED: That the item was deferred.</p>
	The meeting, which commenced at 7.00 pm, closed at 7.48 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Luke Taylor on 01895 250693. 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.