

Minutes

NORTH PLANNING COMMITTEE

22nd DECEMBER 2009

Meeting held at the Civic Centre, Uxbridge

Published on:

Come into effect on: Immediately



1.	<p>Members Present:</p> <p>Eddie Lavery (Chairman) Allan Kauffman (Vice-Chairman) Anita MacDonald Michael Markham Carol Melvin John Oswell David Payne</p> <p>Apologies:</p> <p>None</p> <p>Officers Present:</p> <p>James Rodger, Meg Hirani, Syed Shah, Matthew Gilks and Charles Francis.</p>
2.	<p>Declarations of Interest:</p> <p>None</p>
3.	<p>Minutes:</p> <p>The minutes of the meetings held on 19th November, 3rd December and 8th December 2009 were agreed and signed by the Chairman as a correct record after the following amendment was made to 3rd December 2009 Swakeleys House minutes: delete '5 in favour and 1 abstention' and replace with '5 in favour and 1 against'.</p>
4.	<p>Exclusion of the Press and Public:</p> <p>It was agreed that all items of business would be considered in public.</p>
5.	<p>Consideration of Reports:</p> <p>Reports were considered as set out below:</p>

<p>6</p>	<p>33 PARKFIELD ROAD, ICKENHAM</p> <p>Single storey brick outbuilding to rear for use as shed</p> <p>40891/APP/2009/1338</p> <p>In accordance with the Council's constitution a representative of 2 petitions received objecting to the proposal addressed the meeting. The agent was not present at the meeting</p> <p>Points raised by the petitioners:</p> <ul style="list-style-type: none"> • The proposed building would be an 'eyesore' • The proposed building would be over-dominant and out of character with the surrounding area • The amended plans submitted do not alter significantly from the original proposal. • The inclusion of electrical power and washing / toilet facilities in the proposal is unusual and residents have grave concerns about the future uses of the building • The height and length of the proposed building is not in keeping with the (size of the) back garden • The proposal should be reduced by 1 metre in height and 2 metres in length as a minimum requirement • The impact of the toilet (in use) and loss of amenity to neighbours • The proximity of the proposed building to a 300 year old oak tree <p>In answer to an issue raised in relation to the height of the proposed building, officers advised that the new proposal had reduced the height of the roof eaves from 2.2 metres to 1.95 metres and therefore the height of the walls had been reduced.</p> <p>A member raised a concern about the planting on the application site. Officers reported that the trees had been subject to a survey and the Council tree and landscape officer was satisfied that the proposal had taken account of the siting of the oak tree mentioned by the petitioners.</p> <p>After considering all the concerns it was moved and seconded that the application be refused on grounds of size and bulk. The Chairman and Labour Lead to agree the wording for the reasons for refusal.</p> <p>On being put to the vote, the recommendation for approval was overturned and Members voted 4 in favour with 2 abstentions and refusal was agreed.</p>	<p>Action By:</p> <p>James Rodger Meg Hirani</p>
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	<p>Resolved – That the application be Refused for the following reason: <i>"The proposed development by reason of its size and bulk would be out of keeping with the surrounding area, creating an out of scale and visually overdominant form of development detrimental to the character and visual amenities of the locality. The proposal is therefore contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and the Supplementary Planning Document HDAS: Residential Extensions."</i></p>	
7	<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>In accordance with the Council's constitution a representative of petition received in support of the proposal addressed the meeting. The agent was not present at the meeting</p> <p>Points raised by the petitioner:</p> <ul style="list-style-type: none"> • The gym will be female only • The amount of occupied shop frontage has decreased • The proposal will be beneficial to the primary end of the High Street and possibly increase footfall to the High Street. <p>Officers explained that additional information had been sent in by the lead petitioner in objection to the application (who was unable to attend) and referred to a copy of this email which had been circulated to the Committee for information.</p> <p>After further discussion, Members agreed that a new gym would bring additional commerce to the High Street, improve the viability of the shopping parade and contribute to the Council wide policy – Healthy Hillingdon.</p> <p>On being put to the vote, the recommendation for refusal was overturned and Members voted unanimously and approval was agreed subject to adding the following additional condition:</p> <p><i>The premises shall be used for gymnasium/health club use and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987) as amended.</i></p> <p><i>To ensure that other uses within the same use class which could have a greater impact on residential amenity and the vitality and viability of the shopping area cannot operate from</i></p>	<p>Action By:</p> <p>James Rodger Meg Hirani</p>

	<p><i>the premises in accordance with Policies S11 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).</i></p> <p>Resolved – That the application be Approved subject to the conditions and informatives set out in the officer’s report and the additional condition set out above.</p>	
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<p>8</p>	<p>CIVIC AMENITY SITE, NEW YEARS GREEN LANE, HAREFIELD</p> <p>Redevelopment to part of the civic amenity site to provide improved street lighting storage, winter maintenance and office facilities with associated open storage, vehicle parking and landscaping</p> <p>8232/APP/2009/224</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, addendum sheet and adding additional conditions related to energy efficiency:</p> <p><i>“No development shall take place on site until an energy efficiency report has been submitted to, and approved in writing by the Local Planning Authority. The report shall identify measures that will be integrated into the development to improve energy efficiency in accordance with the Mayor’s energy Hierarchy. The methods identified within the approved report shall be integrated within the development and thereafter permanently retained and maintained”.</i></p> <p>REASON</p> <p>To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 4A.1, 4A.3, 4A.9, and 4A.10 of the London Plan (February 2008)</p> <p><i>“Before development commences, plans and details of an electric vehicle charging point, serving the development and capable of charging multiple vehicles simultaneously, shall be submitted to and approved in writing by the Local Planning Authority”.</i></p> <p>REASON</p> <p>To encourage sustainable travel and to comply with LondonPlan Policy 4A.3.</p> <p>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer’s report, addendum sheet and additional conditions as</p>	<p>Action By:</p> <p>James Rodger Meg Hirani</p>
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	detailed above.	
9	<p>CIVIC AMENITY SITE, NEW YEARS GREEN LANE, HAREFIELD</p> <p>Construction of a building for the weatherproof storage of road salt with associated landscaping.</p> <p>8232/APP/2009/2225</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, addendum sheet and adding additional conditions related to energy efficiency:</p> <p><i>“No development shall take place on site until an energy efficiency report has been submitted to, and approved in writing by the Local Planning Authority. The report shall identify measures that will be integrated into the development to improve energy efficiency in accordance with the Mayor’s energy Hierarchy. The methods identified within the approved report shall be integrated within the development and thereafter permanently retained and maintained”.</i></p> <p>REASON</p> <p>To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 4A.1, 4A.3, 4A.9, and 4A.10 of the London Plan (February 2008)</p> <p><i>“Before development commences, plans and details of an electric vehicle charging point, serving the development and capable of charging multiple vehicles simultaneously, shall be submitted to and approved in writing by the Local Planning Authority”.</i></p> <p>REASON</p> <p>To encourage sustainable travel and to comply with LondonPlan Policy 4A.3.</p> <p>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer’s report, addendum sheet and additional conditions as detailed above.</p>	<p>Action By:</p> <p>James Rodger Meg Hirani</p>
10	<p>ST JOHN’S SCHOOL, POTTER STREET, NORTHWOOD</p> <p>Variation of condition 4 of planning permission ref.10795/APP/2001/1600 dated 21/11/2001 (which limits the number of pupils at the school to 350 and staff to no more</p>	<p>Action By:</p> <p>James Rodger Meg Hirani</p>

than 40), to allow for retention of the current numbers of 405 pupils and 65 full-time equivalent staff (Erection of additional classroom and assembly area with library for pre-prep school, together with first aid room and staff toilet) (Retrospective application.)

10795/APP/2009/1560

In accordance with the Council's constitution a representative of the petitioners received objecting to the proposal and the agent addressed the meeting.

Points raised by the petitioner:

- There has been a massive amount of overdevelopment at the school. School numbers have increased from 336 pupils in 1997 to 405 in 2009.
- As school numbers have increased, further development has taken place to continually improve facilities for pupils and staff which has led to cyclical pattern of further development resulting in higher school numbers.
- The officer report focuses on travel and parking not green belt land and the size of the development
- There are inconsistencies about the number of car parking spaces available.
- About 50 mature trees and shrubs have been removed from the boundary with 17 Woodgate Crescent. Therefore the school is no longer well screened from residential properties to the west.

Points raised by the agent:

- All schools have an impact on their immediate surroundings and the onus is on the school to manage this.
- The retrospective application has provided an opportunity for the school to assess parking and travel arrangements and the school has developed a travel plan.
- The school undertook a traffic survey which found that the school traffic was not detrimental to the area and there is sufficient parking for staff so there is no case for the application to be refused on traffic or highway grounds.
- The impact on the green belt was considered and the applicant would be prepared to replant the screening to the west of the school to reduce its visual impact on neighbouring properties.

Members had concerns about the size and detail contained in the addendum and questioned why there should be more car

	<p>parking spaces. In response, Officers suggested that the detail contained in the addendum could be marshalled in a different way. On being put to the vote it was moved and seconded that the application be deferred for a new report to include all the information contained in the Addendum and policies relevant to a retrospective planning application.</p> <p>On being put to the vote deferral was agreed</p> <p>Resolved – That the application be Deferred to allow a new report to be produced by officers incorporating all the information contained in the Addendum sheet and policies relevant to a retrospective planning application.</p>	
11	<p>DUCKS HILL GARDEN CENTRE DUCKS HILL ROAD RUISLIP</p> <p>Single storey infill extension and new canopy to south east elevation and alterations to rear (north-west) elevation</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 and addendum sheet circulated at the meeting.</p>	<p>Action By:</p> <p>James Rodger Meg Hirani</p>
	<p>Meeting closed at: 20.50 p.m.</p> <p>Next meetings: - Next ordinary meeting 12 January 2010</p>	

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.