

## Minutes

North Planning Committee  
Tuesday, 6 April 2010  
Meeting held at Committee Room 5 - Civic Centre,  
High Street, Uxbridge UB8 1UW



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1.	<p><b>Members Present:</b></p> <p>Eddie Lavery (Chairman) Allan Kauffman (Vice-Chairman) Peter Curling Michael Markham Carol Melvin John Oswell Elizabeth Kemp</p> <p><b>Apologies:</b></p> <p>Apologies had been received from Councillors Anita MacDonald and David Payne with Councillors Peter Curling and Elizabeth Kemp substituting.</p> <p><b>Officers Present:</b></p> <p>Jales Tippell, Charmian Baker, Vanessa Scott, James Rodger, Meg Hirani, Syed Shah, Matthew Gilks and Charles Francis.</p>
2.	<p><b>Declarations of Interest:</b></p> <p>None</p>
3.	<p><b>Minutes:</b></p> <p>The minutes of the meetings held on 10<sup>th</sup> March and 16<sup>th</sup> March 2010 were agreed</p>
4.	<p><b>Exclusion of the Press and Public:</b></p> <p>It was agreed that all items of business would be considered in public.</p>
5.	<p><b>Consideration of Reports:</b></p> <p>Reports were considered as set out below:</p>

<p>6.</p>	<p><b>SWAKELEYS HOUSE, MILTON ROAD, ICKENHAM</b></p> <p><b>Proposal to vary by consent of the owner and Local Planning Authority a Section 52 Agreement of 1984, relating to the erection of 25,092 square feet of offices in the grounds of Swakeleys House</b></p> <p>In accordance with the Council's constitution representatives of petition received in objection to the proposal were invited to address the meeting.</p> <p>Points raised by the petitioner:</p> <ul style="list-style-type: none"> <li>• The Ickenham Festival and Bowls Club are an important part of Ickenham village life</li> <li>• The hope that the current informal arrangement with the owner to allow 3 days access on the day before and day after the Festival to set up and take down can be formalised</li> <li>• The hope that the arrangement with the Bowls Club can be formalised</li> <li>• The Residents Association supports the proposal for a website and the use of virtual tours to increase access to Swakeleys House (the House).</li> <li>• The Residents Association would have preferred 2 days access per year rather than one day and a greater degree of access within the House</li> <li>• Clause 1.7 includes a draft default position in relation to the Open House Policy. The owner should be encouraged to continue this should the ownership change.</li> </ul> <p>The Agent addressed the meeting. The following points were raised:</p> <ul style="list-style-type: none"> <li>• It is easy to forget that Swakeleys House is private property and the onus is solely on the owner to repair and maintain it</li> <li>• The House has remained empty for 6 years and no tenant has come forward</li> <li>• The owner has removed any changes to the path and landscaping measures from the current proposal</li> <li>• To assist the process in finding a tenant the current owner has reduced access to the House</li> <li>• The owner has agreed to increase access from half a day, as previously proposed, to a full day per year and has agreed to the development of virtual tours to increase access to the House</li> <li>• The proposed one day per year access is in line with other historic sites across the borough such as Ickenham Manor and the Brunel railway cutting</li> </ul>	<p><b>Action By:</b></p> <p>Jales Tippell, Charmian Baker</p>
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- When the Section 52 Agreement was entered into in 1984, public access was not envisaged.

Two Ward Councillors addressed the meeting. The following points were raised:

- The concerns raised by the petitioners were supported
- Swakeleys House is a jewel in the crown of Hillingdon's heritage and should be preserved
- It is important that the pathway surrounding the House and access to the House are resolved
- It is important that the immediate and long term future of the Bowls Club are resolved
- The proposals set out in the report represent a fair compromise between public access to the House and private ownership
- Ward Councillors agreed with the recommendations contained in the report
- The Ward Councillors expressed their thanks to the Committee for their detailed consideration of Swakeleys House over several separate meetings which has served as an object lesson in moving this issue forward
- The owner and his agent met with Councillors and officers in order to make progress
- The path needs regular maintenance and the Council may be able to provide some assistance in this.
- Members of the public straying into the grounds during inspections by prospective tenants has been a matter for concern for the owner / agent
- The proposed fence could enclose the Bowls Club to reduce instances of trespass
- The owner has confirmed to Members that the Bowls Club lease will be extended at a peppercorn rent
- Should the ownership of the House change, then there will be an undertaking that the current arrangements will come back to Committee for consideration
- The Green Spaces Team will be working on the adjoining park, and will aim to open up some views of the House

Members accepted that considerable progress had been made since the last meeting in December 2009 when the decision was deferred. Members were please to learn that Green Spaces Team would be working in partnership with the owner to provide a degree of maintenance within the grounds, including extending the views to the House.

However Members were still concerned about the type and style of any fencing which might be erected. The Legal Officer advised the Committee that fencing would require an application for listed building consent to be submitted and would invariably come before the Planning Committee, but this was a separate matter to the current application.

	<b>Resolved – That the delegated authority be granted to the Director of Planning and Community Services to negotiate and accept a Deed of Variation to the s52 Agreement as set out in the report and Addendum sheet.</b>	
<b>7.</b>	<p><b>150 FIELD END ROAD, EASTCOTE</b></p> <p><b>Erection of a four storey building with basement parking, comprising 10 one-bedroom, 29 two- bedroom and 5 three-bedroom residential flats and a commercial unit on the ground floor fronting Field End Road (involving demolition of the existing building)</b></p> <p><b>25760/APP/2009/2441</b></p> <p><b>This application was withdrawn by the applicants.</b></p>	<p><b>Action By:</b></p> <p>James Rodger Meg Hirani</p>
<b>8.</b>	<p><b>Former Reindeer Public House, Maxwell Road, Northwood</b></p> <p><b>Erection of a part two, part three, part four storey building comprising of 1 one-bedroom flat, 4 two-bedroom flats and 7 three-bedroom flats, with associated surface and basement car parking, secured cycle parking, bin store and alterations to vehicular access</b></p> <p><b>18958/APP/2009/2210</b></p> <p><b>This application was withdrawn by the Head of Planning and Enforcement.</b></p>	<p><b>Action By:</b></p> <p>James Rodger Meg Hirani</p>
<b>9.</b>	<p><b>BREAKSPEAR HOUSE, BREAKSPEAR ROAD NORTH, HAREFIELD</b></p> <p><b>Details in compliance with conditions 4 (Site survey) and 7 (Survey plan) of planning permission ref.7610/APP/2008/1012 dated 21/08/2009: Conversion of existing house to 9 flats and erection of 8 dwellings.</b></p> <p><b>7610/APP/2009/2499</b></p> <p>Officers explained that the increased height of the enabling terrace and upper deck of the car park were considered not to detract from the setting of the Listed Mansion and Dovecote.</p> <p>Officers also reported that the visual amenities of the Harefield Conservation Area, the open character of the Green Belt or the residential amenities of neighbouring occupiers would not be adversely affected by these changes.</p>	<p><b>Action By:</b></p> <p>James Rodger Meg Hirani</p>

	<p>Having listened to the proposals, Members remained concerned about the degree noise which might be generated from the stairs to unit 8 and requested officers to add an informative to mitigate this risk.</p> <p><b>Resolved – That the application be Approved as per the agenda plus an additional condition relating to additional soundproofing to wall of unit 8 to be agreed with Chairman and Labour lead.</b></p>	
<p>10.</p>	<p><b>52 Crosier Way, Northwood</b></p> <p><b>Conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end. (Application for a Certificate of Lawful Development for a Proposed Development)</b></p> <p><b>66672/APP/2010/43</b></p> <p>Before the Officer presentation was provided, the Legal Officer explained what the decision making powers of the Committee were in relation to certificates of lawful use or development and guided the Committee through the legal position as set out in the Addendum sheet.</p> <p>In accordance with the Council’s constitution representatives of petitions received in objection and support to the proposal were invited to address the meeting.</p> <p>Points raised by the petitioner in objection:</p> <ul style="list-style-type: none"> <li>• The asymmetrical roof profile of the proposed development will be out of character with the area</li> <li>• The proposed development does not comply with the Town and Country Planning Act</li> <li>• The removal of the chimney requires permission</li> <li>• The proposed building design will cause a structural imbalance which will alter the character of the street</li> <li>• The proposal will cause a loss of privacy to the kitchen of 50 Crosier Way</li> <li>• Local properties which have undergone significant alterations are now suffering from subsidence</li> <li>• The objector had been informed that their current insurer would not renew their policy should the certificate of lawful use or development be approved</li> <li>• The strength of local opposition to the application for a certificate of lawful use or development</li> </ul> <p>Points raised by the petitioner in support:</p> <ul style="list-style-type: none"> <li>• The proposed development complies with the permitted development guidance and mirrors the design at 54 Crosier Way</li> </ul>	<p><b>Action By:</b></p> <p>James Rodger Meg Hirani</p>

	<ul style="list-style-type: none"> <li>• 58 Crosier Way also employs a hip to gable design</li> <li>• The privacy concerns are unfounded. Both 50 and 52 Crosier Way have an L-shaped kitchen design which face each other. To improve privacy in the kitchens the applicant has erected a fence</li> <li>• The side window design incorporates obscured glass and a blind is also used to increase privacy</li> <li>• The front garden of 52 Crosier Way has been landscaped and planting has been used to improve privacy</li> </ul> <p>The Head of Planning and Enforcement confirmed that planning permission was not required to remove a chimney. Officers confirmed that neither speaker had raised an issue which was material to the decision to be taken by the Committee.</p> <p>The recommendation for Approval was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That a certificate of lawful use or development be GRANTED for the proposed development.</b></p>	
11.	<p><b>LAND FORMING PART OF 28B KINGSEND, RUISLIP</b></p> <p><b>Erection of a single storey two-bedroom detached bungalow with detached garage and associated parking and amenity space</b></p> <p><b>5740/APP/2009/2541</b></p> <p>In accordance with the Council's constitution representatives of the petitions received in objection to the proposal were invited to address the meeting.</p> <p>Points raised by the petitioners:</p> <ul style="list-style-type: none"> <li>• The Officer report is inaccurate and requires amendment. When the report refers to 26B , this should read 28B</li> <li>• The use of residential plots of land in Kingsend have changed considerably over time. In the 1930s large plots of land supported one property. Today, a similar sized plot supports 10 or 11 properties</li> <li>• The proposed development uses the majority of the plot of land. This will result in large areas of hard standing and very little space for gardens.</li> <li>• The proposed development will directly result in the loss of garden space, open space and removal of hedge boundaries</li> <li>• If the proposed development were agreed, a condition could be imposed so that boundaries should be hedges</li> </ul>	<p><b>Action By:</b></p> <p>James Rodger Meg Hirani</p>

	<p>and not fencing</p> <ul style="list-style-type: none"> <li>• Development in the Kingsend area has resulted in a massive expanse of roof space which has changed the character of the area</li> <li>• The proposed development attempts to squeeze too many properties into a small area which will turn the development into barracks</li> <li>• The proposed development constitutes an overdevelopment of the site</li> <li>• High rise development within Kingsend has led to a significant amount of overlooking and loss of privacy</li> <li>• Many large trees have been removed as a result of developments which has adversely affected the character of the area</li> <li>• Kingsend is part of the Ruislip Conservation Area and it is essential that green spaces are not lost</li> </ul> <p>The applicant / agent was not present at the meeting.</p> <p>Ward Councillors Philip Corthorne and Brian Crowe were unable to attend the meeting but requested their support of the Officer's recommendation for refusal be minuted.</p> <p>In answer to a question about hedges and the potential loss of green spaces (to fencing), Officers confirmed that an informative could be added which would require future applications to ensure hedges were replanted.</p> <p>A further question was raised about whether or not the Council was obligated to protect hedgerows over a certain age and variety. The Legal officer suggested that this might be assessed through a Member's enquiry.</p> <p><b>Resolved – That the application be Refused for the reasons set out in the report together with an additional informative relating to the retention of hedges</b></p>	
12.	<p><b>10 MEADOW CLOSE, RUISLIP</b></p> <p><b>Single storey rear extension and alterations to roof to provide additional habitable roofspace with 2 side dormers and conversion of roof from hip to gable end with a new gable end window. (application for a certificate of lawful development for a proposed development)</b></p> <p><b>19443/APP/2009/2378</b></p> <p>The recommendation for Approval was moved, seconded and on being put to the vote was agreed.</p>	<p><b>Action By:</b></p> <p>James Rodger Meg Hirani</p>

	<b>Resolved – That a certificate of lawful use or development be GRANTED for the proposed development.</b>	
13.	<p><b>HAREFIELD HEALTH CENTRE, RICKMANSWORTH ROAD, HAREFIELD</b></p> <p><b>Installation of cycle shelter and erection of a bin compound</b></p> <p><b>58683/APP/2009/2792</b></p> <p>The recommendation for Approval was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer’s report.</b></p>	<p>Action By:</p> <p>James Rodger Meg Hirani</p>
	<p><b>Meeting closed at: 20:45 p.m.</b></p> <p><b>Next meetings: - Next ordinary meeting 29 April 2010</b></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 Publi