

Minutes



MAJOR Applications Planning Committee

30 May 2017

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

	<p>Committee Members Present:</p> <p>Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Janet Duncan, John Morgan, John Oswell, Brian Stead and David Yarrow</p> <p>LBH Officers Present:</p> <p>James Rodger (Head of Planning), Mandip Malhotra (Major Applications and Business Development), Manmohan Ranger (Transportation DC Consultant), Nicole Cameron (Planning Lawyer), Liz Penny (Democratic Services Officer) and Neil Fraser (Democratic Services Officer)</p>
1.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillors Higgins and Dhillon.</p>
2.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
3.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>There were no minutes for approval.</p>
4.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p>
5.	<p>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED INPUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE (<i>Agenda Item 5</i>)</p>
6.	<p>FORMER ROYAL BRITISH LEGION CLUB, SIPSON ROAD - 829/APP/2016/3167 (<i>Agenda Item 6</i>)</p> <p>This item was withdrawn from the agenda prior to the meeting.</p>
7.	<p>PADCROFT WORKS - 45200/APP/2017/327 (<i>Agenda Item 7</i>)</p>

Variation of conditions 2 (Accordance with approved plans), 15 (Pedestrian Link) and 23 (Car Parking Stackers)

Officers introduced the report and highlighted the addendum. Officers outlined the modifications to the previously approved scheme; namely, alterations at basement level to reconfigure parking arrangements and internal alterations to the layout to provide an additional 7 residential units, 2 of which will be Affordable Housing Units, bringing the total number of units to 315. Such changes would also require elevational alterations but no extensions to the consented scheme. Parking spaces will be increased proportionately thereby increasing the total number of spaces from 293 to 299.

Councillors sought clarification regarding the proposed variations to the pedestrian link and car parking stackers. The Head of Planning and Enforcement confirmed that the amendments to the pedestrian link and car parking stackers had already been agreed by the Committee at a previous meeting and that there would be no further amendments to these as a result of the current application. Councillors agreed to delegate authority to the Head of Planning to amend the description to clarify this.

Members drew attention to the possibility of overlooking between windows to habitable rooms at the corners of the proposed development. Officers referred to condition 13 which relates to physical measures to ensure privacy and prevent overlooking between flats through balconies. Councillors requested further clarification on ensuring overlooking was prevented between the new flats as well as the balconies. Members agreed that the Head of Planning should amend the wording of condition 13 to ensure adequate privacy arrangements are in place. It was agreed that this would then be delegated to the Chair and the Labour Lead for their approval.

Members sought clarification regarding the availability of charging points for electric cars. Officers were able to confirm that there would be 59 spaces served by electric charging points and 31 disabled spaces.

Councillors moved, seconded and voted unanimously to agree the officer's recommendation.

RESOLVED: That the application be approved subject to an amendment to condition 13 to be agreed by the Chairman in conjunction with the Labour Lead.

ADDENDUM

The meeting, which commenced at 6.00 pm, closed at 6.23 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Liz Penny on 01895 250185. 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.