

Minutes



MAJOR Applications Planning Committee

25 October 2017

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Jazz Dhillon, Janet Duncan, Henry Higgins, John Morgan, John Oswell, David Yarrow and Raymond Graham (In place of Brian Stead)</p> <p>LBH Officers Present: Meghji Hirani (Planning Contracts & Planning Information), Edward Oteng (Major Applications Manager), James McLean Smith (Major Planning Applications officer), Roisin Hogan (Planning Lawyer) and Neil Fraser (Democratic Services Officer)</p>
63.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Stead. Councillor Graham was present as his substitute.</p>
64.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
65.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meetings held on 11 May, 30 May, 13 July and 3 October 2017 be approved as a correct record.</p>
66.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
67.	<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> <p>It was confirmed that all items were in Part I, and would therefore be considered in public.</p>
68.	<p>RUISLIP BOWLS CLUB - 45220/APP/2017/3028 (<i>Agenda Item 6</i>)</p> <p>Single-storey extension to eastern elevation of club pavilion. Removal of 2 No. existing sheds to the east of the pavilion and replacement with new shed adjacent to the west of the pavilion. Enlargement of existing upper terrace.</p>

Revisions to existing fenestrations and access arrangements.

Officers introduced the report, and highlighted the addendum. Members were informed that the application had been referred to the Planning Committee for determination as it was Council owned land.

The proposed extension was considered to enhance to the existing use of the current sporting facility, and would not compromise the setting of nearby Listed Buildings or the status of the nearby Scheduled Monument. The character and appearance of the surrounding Conservation Area would be preserved. As the application was in a small, self-contained site, it was not considered to have an adverse impact on nearby residential amenities. The application was therefore recommended for approval.

Members sought clarity on whether there was provision for surveying, should this be required following excavation of the site. It was confirmed that Condition 9 set out provision for investigations, should any excavation result in archaeological interest.

Members highlighted the need for disabled access to the site. It was confirmed that access via ramp was included, but not shown on the plans. It was also confirmed that the dining room was for use by members of the local club.

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

RESOLVED: That the application be approved.

69. **ABROOK ARMS PH, HAREFIELD ROAD - 18505/APP/2016/3534** (*Agenda Item 7*)

Demolition of the existing public house and erection of a new building comprising 18 residential units and a basement car park.

Officers introduced the report, and confirmed that the item had been deferred from the previous meeting to allow for a Member site visit, which had taken place on Friday 20 October. The addendum was highlighted, and Members were advised of a proposed addition to the Heads of Term to prevent future occupants applying for car parking permits. It was confirmed that the Committee's concerns over limited views from windows at the rear of the property had been allayed, following the removal of obscuring trees.

Officers confirmed that the proposed development would be of similar height to the existing properties, and would not result in a significant loss of residential amenity or parking provision. The application was therefore recommended for approval.

Members sought clarity on whether the view from the basement windows was obscured by hedging/fencing. Officers confirmed that this was not the case, though some Members felt this was unclear from the available plans. Members sought to view an up-to-date basement plan.

In addition, Members confirmed that, at the site visit, the Head of Planning had referred to revisions to the plans. Officers confirmed that the revisions to the plans were minor, and therefore not considered to be material amendments, however it was noted that details of these revisions were not present on the addendum. It was also highlighted that in light of the revisions to the plans, Condition 2 contained incorrect plan numbers and would need amending.

Members requested that they be provided with the revised plans, before making any decision. In addition, Members sought further information regarding the proposed provision of refuse bins, access arrangements for refuse vehicles, and cycle storage.

In light of the above requests for further information, it was moved that the item be deferred to a future Planning Committee meeting to allow officers to provide the amended plans, correct Condition 2, confirm the room layouts and clarify the position on outlook from the basement windows. This was seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be deferred.

70. **LAND OPPOSITE 59/60 HILLINGDON ROAD - 73182/ADV/2017/97** (*Agenda Item 8*)

Advertisement consent for 4 no. freestanding billboards (approximately 6m x 3m) with associated lighting.

Officers introduced the report, and confirmed that the location of the proposed advertising hoarding was adjacent to Hillingdon Road (A4020), the site of the former highway and pedestrian access to the RAF Uxbridge site that was now being re-developed as St Andrews Park. Former access to the site was now closed, though double metal gates and brick pillars had been retained and the pavement reinstalled.

The application was seeking consent for the installation of four free-standing billboards, approximately 6m wide and 3m high, positioned on a 1m high base and externally lit from above with strip lighting. Illumination would be static, with a maximum luminance of 800 cd/m. It was considered that the application would have no effect on neighbouring residential amenity, or public safety, and it was therefore recommended that the application be approved.

Members were concerned that the application was not in keeping with the local street scene, and would be detrimental to public safety due to the potential to distract drivers. In addition, while accepting that the nature of the development on the former RAF site to the rear was unknown, there was potential that the future development would be adversely affected by the billboards. With this in mind, Members raised the potential for the planting of trees to shield the billboards from the view of the development at the rear, and sought further information regarding the feasibility of retaining the access road to provide emergency vehicles with access to the site.

The legal officer advised Members that advertisement applications were subject to light touch regime and they could only consider matters of public safety and amenity. Officers advised that the Council's Highways officer had deemed the application acceptable, and had no concerns over public safety. With regard to access, the original access road was now redundant following the construction of a new access road approximately 80m to the east.

It was moved that the application be deferred until further information regarding the impact of the erection of the billboards on the development to the rear of the site was made available. This was seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be deferred.

71. **WESTCOMBE HOUSE, 36-38 WINDSOR STREET - 13544/APP/2017/3388** (*Agenda Item 9*)

Prior Approval Application for the change of use from office accommodation (Use Class B1(a)) to 33 residential units (Use Class C3).

Officers introduced the report and reminded the Committee of the factors to be considered when determining such applications, namely:

- (a) Transport and Highways impacts;
- (b) Contamination risks on site;
- (c) Flooding risks on site; and
- (d) Impact of noise from commercial premises on the intended occupiers of the development.

Officers highlighted the addendum, which set out the amendments to the report and recommendations.

The Committee was advised that the building included on the plans was a locally listed building and not a statutory listed building. Eight car parking spaces were included within the proposal, conditioned to ensure that the spaces were allocated to each specific residential unit. Proposed amendments to the S106 agreement would prevent future applications for parking permits, and additional conditions set out the required sound insulation, to prevent sound from nearby pubs and restaurants from adversely affecting the occupiers.

With the above in mind, the officer recommended that the application be approved, subject to the conditions as set out in the report and addendum. This recommendation was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be approved.

72. **ARMSTRONG HOUSE - 36573/APP/2017/3389** (*Agenda Item 10*)

Prior Approval Application for the change of use from office accommodation (Use Class B1a) to 132 residential units (Use Class C3).

Officers introduced the report and reminded the Committee of the factors to be considered when determining such applications, as outlined earlier in the meeting. The addendum was highlighted.

The Committee was informed that the application was the first of three applications relating to Armstrong House. Officers confirmed that the plans included within the agenda pack showed the unit in the wrong place. This was corrected via the plans displayed within the officer's presentation.

The site was located in the town centre, with good links to public transport. As such, this was a zero car development. Cycle spaces were included, located within the basement. The proposed S106 agreement would prohibit future applications for parking permits, and also detailed the required public realm contributions.

The application was confirmed to be outside the flood zone and was not on contaminated land. A condition, detailed within the report, was recommended which would secure appropriate insulation to prevent undue commercial noise.

With the above in mind, the officer recommended that the application be approved, subject to the conditions as set out in the report and addendum. This recommendation was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be approved.

73. **ARMSTRONG HOUSE - 36573/APP/2017/3390** (*Agenda Item 11*)

Prior Approval Application for the change of use from office accommodation (Use Class B1a) to 90 residential units (Use Class C3)

Officers highlighted that the application was the second of three applications regarding Armstrong House, and confirmed that the pertinent details of the application had been set out earlier in the meeting.

With the above in mind, the officer recommended that the application be approved, subject to the conditions as set out in the report and addendum. This recommendation was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be approved.

74. **ARMSTRONG HOUSE - 36573/APP/2017/3391** (*Agenda Item 12*)

Prior Approval Application for the change of use from office accommodation (Use Class B1a) to 103 residential units (Use Class C3).

Officers highlighted that the application was the third of three applications regarding Armstrong House, and confirmed that the pertinent details of the application had been set out earlier in the meeting.

With the above in mind, the officer recommended that the application be approved, subject to the conditions as set out in the report and addendum. This recommendation was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be approved.

75. **BRIDGE HOUSE - 40050/APP/2017/3358** (*Agenda Item 13*)

Prior Approval Application for the change of use of Bridge House from office accommodation (Class B1) to 76 residential units (Class C3) together with ancillary car parking, cycle storage and recycling storage.

Officers introduced the report and reminded the Committee of the factors to be considered when determining such applications, as outlined earlier in the meeting. The addendum was highlighted. Officers recommended that the application be approved, subject to the conditions as set out in the report and addendum.

It was highlighted that Condition 1, which detailed the number of car parking spaces on site, was incorrect. The officer's recommendation was moved, subject to the amendment of Condition 1. This was seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be approved, subject to amendment of Condition 1.

76. **RIVERVIEW - 40050/APP/2017/3357** (*Agenda Item 14*)

Prior Approval Application for the change of use of Riverview from office accommodation (Class B1) to 35 residential units (Class C3) together with ancillary car parking, cycle storage and recycling storage.

Officers introduced the report and reminded the Committee of the factors to be considered when determining such applications, as outlined earlier in the meeting. The addendum was highlighted. Officers recommended that the application be approved, subject to the conditions as set out in the report and addendum.

It was highlighted that Condition 1, which detailed the number of car parking spaces on site, was incorrect. The officer's recommendation was moved, subject to the amendment of Condition 1. This was seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be approved, subject to amendment of Condition 1.

77. **WATERSIDE - 40050/APP/2017/3356** (*Agenda Item 15*)

Prior Approval Application for the change of use of Waterside from office accommodation (Class B1) to 35 residential units (Class C3) together with ancillary car parking, cycle storage and recycling storage.

Officers introduced the report and reminded the Committee of the factors to be considered when determining such applications, as outlined earlier in the meeting. The addendum was highlighted. Officers recommended that the application be approved, subject to the conditions as set out in the report and addendum.

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

RESOLVED: That the application be approved.

78. **DOLPHIN BRIDGE HOUSE, ROCKINGHAM ROAD - 35248/APP/2017/3013** (*Agenda Item 16*)

Prior Approval Application for the change of use from office accommodation (Use Class B1a) to 41 residential units (Use Class C3).

Officers introduced the report and reminded the Committee of the factors to be considered when determining such applications, as outlined earlier in the meeting. The addendum was highlighted. Officers recommended that the application be approved, subject to the conditions as set out in the report and addendum.

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

RESOLVED: That the application be approved.

79. **PROLOGIS PARK - 37977/APP/2017/3046** (*Agenda Item 17*)

Reserved matters pursuant to condition 1 of planning permission ref. 37977/APP/2017/1634 dated 14-08-2017 for layout, scale, appearance and

landscaping for Phase 2 of the development at Prologis Park West London (formerly Stockley Park Phase 3) (Section 73 application for variation of Conditions 5 (approved drawings), 6 (approved documents), 25 (insertion of mezzanine floors) and 27 (use as data centre) as attached to planning permission ref. 37977/APP/2015/1004 dated 14-12-2015: Hybrid Application for the phased comprehensive redevelopment of the site to provide an overall maximum gross floorspace of 45,000sqm of light industrial uses (Use Class B1c and/or Use Class B2) and/or storage and distribution uses (Use Class B8) and ancillary offices, together with servicing, parking, access roads and open space.

Officers introduced the report and highlighted the addendum. It was confirmed that the application was for approval for Phase 2 at Prologis Park West. Phase 1 had been approved and completed, with the principle of the development established. Outline approval for the development had included a number of conditions relating to maximum floorspace, height, car spaces etc.

The application was seeking approval for a development that would mirror the buildings on the opposite side of the road, and would provide a consistent appearance in keeping with the character of the area. Officers considered that the access and parking arrangements were satisfactory and would not result in concerns over car parking provision or adversely impact pedestrians, and the application was therefore recommended for approval.

Members were supportive of the application, citing the need for new industrial units. However, concerns were raised over the surfacing of the footpath to the canal, as it was not deemed appropriate for the use of wheelchairs or prams etc. It was recommended that as this footpath abutted the proposed development, an informative be added to specify appropriate footpath surfacing.

The officer's recommendation, subject to the added informative as outlined, was moved, seconded, and when put to a vote, unanimously approved.

RESOLVED: That the application be approved, subject to the addition of an informative regarding the surfacing of the footpath.

ADDENDUM

The meeting, which commenced at 6.00 pm, closed at 7.10 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Neil Fraser on 01895 250692. 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.