

## Minutes



**MAJOR Applications Planning Committee**

**5 December 2017**

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

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Jazz Dhillon, Janet Duncan, Henry Higgins, John Oswell, Brian Stead and David Yarrow</p> <p><b>LBH Officers Present:</b> Glen Egan (Office Managing Partner - Legal Services), Zenab Haji-Ismael (Principal Planning Officer), Ed Laughton (Principal Planning Officer), James Rodger (Head of Planning and Enforcement), Luke Taylor (Democratic Services Officer) and Alan Tilly (Transport and Aviation Manager)</p>
87.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>There were apologies for absence from Councillor John Morgan.</p>
88.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Councillor Henry Higgins declared an interest in Item 6, Woodbridge House, and would leave the room during the determination of this item.</p> <p>Councillor David Yarrow declared an interest in Item 12, Ruislip High School, as he was involved in the building of the previous building, and would leave the room during the determination of this item.</p> <p>The Chairman, Councillor Edward Lavery, declared an interest in Item 12, Ruislip High School, as Chair of Governors at the school, and would leave the room during the determination of this item. It was confirmed that the Vice-Chairman, Councillor Ian Edwards, would be in the Chair for Item 12.</p>
89.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p><b>RESOLVED:</b> That the minutes of the meeting on 15 November 2017 were agreed as a correct record.</p>
90.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None,</p>
91.	<p><b>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</b> (<i>Agenda Item 5</i>)</p>

It was confirmed that all items would be considered in public.

92. **WOODBIDGE HOUSE, NEW WINDSOR STREET, UXBRIDGE - 20590/APP/2017/3413** (*Agenda Item 6*)

**Demolition of an existing Almshouse complex and erection of 30 residential units (Use Class C3) comprising 20 one-bed almshouse units, two two-bed almshouse units and eight one-bed units for persons of state pensionable age (of which 23 units build to M4(2) standard with M4(3) bathrooms and seven built to full M4(3) standard), with office / meeting room, residents' cafe/social room, ancillary buildings and associated parking and landscaping.**

Councillor Henry Higgins declared an interest in this item and left the room during the discussion and determination of the item.

Officers introduced the report, which proposed the demolition of existing almshouses and the construction of a new almshouse complex to provide 30 units, including 22 almshouses to be run by the Uxbridge United Welfare Trust and eight one-bed flats intended for open market rental to people aged of a state pensionable age and over. The officers also noted the addendum which highlighted an amendment to the wording of Condition 20.

A petition in objection to the application addressed the Committee, stating that the proposals were too large a development for a small market town, noting that the site was within the Rockingham Bridge Conservation Area. The petitioner supported improving conditions for the tenant, but noted the significant loss of a community asset that was at the centre of the town would significantly damage the local area, with the size and height of the proposed new complex was overbearing and did not take into account connecting properties.

Councillor Judith Cooper, Ward Councillor for Uxbridge South, was in attendance at the meeting and noted that residents were in favour of good quality Almshouses that met the needs of those in need, but were against the development that undermined and harmed the local Conservation Area with the demolition of the existing building a great loss to the community. Councillor Cooper stated that it was a balance of judgement, but asked the Committee to consider a refusal as the benefit did not outweigh the damage to the local community, or a deferral to find common ground between all interested parties.

The Committee agreed that the current proposals enhanced public benefit due to the increased number of Almshouse units and improved access, and noted that although there were issues with the financial viability of the application, this application was a step forward and was an improvement in residential standards for the occupants.

Members recognised the loss of the existing building, but commented that units were not currently accessible and fit for use, so the building no longer served its original purpose. Councillors questioned whether further disabled parking could be provided as only two spaces were currently proposed, as those residents able to get out should be supported in doing so. It was suggested that if further disabled parking was not available, then blue badge holders should be given residents' parking permits.

Officers noted that changes could be made to parking arrangements to provide further disabled parking, and as such, the Committee moved, seconded and unanimously

agreed the officer's recommendation, subject to delegated authority to the Head of Planning and Enforcement to review the disabled parking arrangements.

**RESOLVED: That the application be approved, subject to delegated authority to the Head of Planning and Enforcement to review disabled parking arrangements.**

93. **COMAG, TAVISTOCK ROAD, YIEWSLEY - 24843/APP/2017/2974** (*Agenda Item 7*)

**RECONSULTATION - Demolition of existing buildings (Use Class B8) and erection of 110 self-contained (16 one-bedroom, 84 two-bedroom and ten three-bedroom) units (Use Class C3), Community Use (Use Class D1), and the provision of car parking, associated landscaping and other ancillary work (changes include addition of community facility).**

Officers introduced the application, which sought the demolition of an existing warehouse building and erection of a part-two, part-three, part-four, part-five, part-six and part-eight storey building to provide 110 self-contained units, including excavation of a basement to provide car parking, associated landscaping, drainage and other ancillary work.

Two petitions were submitted in opposition to the application, and the petitioners addressed the Committee, noting that the application was an overdevelopment of the area, out of keeping in the street scene, would overlook neighbouring properties, adversely affect local amenity, increase noise and air pollution and lead to further traffic and congestion.

The agent for the application informed the Committee that the scheme relates to vacant brownfield land and includes a mix of one to three-bed units with an on-site community facility and policy-compliant parking arrangements. The proposal included 35% affordable homes, as the scheme had been revised to reduce the overall height of the buildings, and the setback of the proposed communal roof terrace on lower levels to reduce the impact on neighbouring properties. Members also heard that the application passed overshadowing tests, and there would not be an adverse impact on traffic.

Councillor Ahmad-Wallana, Ward Councillor for Yiewsley, submitted a written statement to the Council opposing the proposed development. The Committee heard that the application was overbearing and out of character with the surrounding area, and the proposed height of the building was still far too high. While Councillor Ahmad-Wallana accepted that a build of some nature was inevitable on the site, but the proposed building was too imposing and intrusive on the residents, and out of keeping with the existing Victorian terraced houses in Winnock Road. Members also heard that any increase in accommodation would increase road traffic, and unless the road layout was revised to enable better traffic flow in the area and further discussions with the developer take place, the application should be refused.

The Committee noted that the proposal was well-designed and supported brownfield development, but remained too high, and by virtue of its bulk and size it remained an overdevelopment, and as a suburban development it was unsympathetic to neighbouring properties.

Members questioned the impact of the development on local amenity and traffic, and the Transport and Aviation Manager confirmed the former use of the site (Use Class B8) generated a lot of traffic, and the trip generation that would be associated with the new proposal would be less than, or similar to the previous traffic generation. The Head of Planning and Enforcement also confirmed that the proposal would have less

impact on sunlight and daylight than the existing building and the impact was acceptable on balance, according to the BRE Guide.

Councillors commented that the size, bulk and visual impact of the proposal on the street scene, particularly on Winnock Road, were unacceptable and a recommendation to refuse the application, subject to delegated authority to the Head of Planning and Enforcement to agree the final wording of the reasons for refusal, in conjunction with the Chairman and Labour Lead, was moved.

The proposal to refuse the application was then put to a vote and unanimously agreed.

**RESOLVED: That the application be refused, subject to delegated authority to the Head of Planning and Enforcement to agree wording of the reasons for refusal, in conjunction with the Chairman of the Committee and Labour Lead Member.**

94. **FORMER GARAGE SITE OFF MALMESBURY CLOSE AND LAND OPPOSITE 18-32 MALMESBURY CLOSE, PINNER - 73231/APP/2017/3665** (*Agenda Item 8*)

**Demolition of existing garage blocks and construction of a terrace of five two-storey, four-bedroom dwellings with additional rooms in roof space and eleven car parking spaces provided on the former garage plot.**

Officers introduced the proposal, which sought to replace the existing garage buildings with dwellings and adequate parking and access arrangements, and highlighted the addendum, which included an amendment to Condition 2.

A petitioner spoke in objection to the application and commented that the application looked good on paper but would result in a number of issues for the current residents, most notably regarding parking. It was noted that every residence around the green would lose car parking, as while the proposals would provide parking for the new homes, it would be at the expense of current residents. Members heard that the application was an overdevelopment in the area, and the homes were contrived to fit minimum standards.

The Committee commented that they understood size concerns, but the application was policy compliant. Responding to questioning, Officers confirmed that the triangle had parking stress, but there was parking available for residents in the wider neighbourhood and the area was designed to ensure drivers were aware pedestrians would be in the area, and there was a need to calm speed.

Members heard that part of the oriel windows were obscure glazed and angled away from neighbouring properties to prevent overlooking to adjoining properties.

The officer's recommendation was proposed and seconded, subject to delegated authority to the Head of Planning and Enforcement to strengthen Condition 7 regarding obscure glazing. Upon being put to a vote, the officer's recommendation was agreed, with six votes in favour and one abstention.

**RESOLVED: That the application be approved, subject to delegated authority to the Head of Planning and Enforcement to make alterations to Condition 7.**

95. **40A-50 STATION ROAD, HAYES - 11563/APP/2017/2071** (*Agenda Item 9*)

**Part conversion and part redevelopment of site to provide a part one to four storey building with roof-top plan, comprising five retail units and a 64-bedroom**

**hotel, with restaurant, and associated servicing facilities and car park.**

The application sought new planning permission to replace a previous planning permission which was granted on 30/07/2014 and extant at the time this application was submitted in order to extend the time limit for implementation of a scheme for the part conversion and part redevelopment of the site to provide five retail units and a 64-bedroom hotel with associated facilities and car parking.

Members noted the addendum and confirmed they were very familiar with the application. The officer's recommendation was moved, seconded and unanimously agreed.

**RESOLVED: That the application be approved.**

***The Chairman adjourned the meeting at 20:51.***

***The meeting reconvened at 20:56.***

96. **ANSELL GARDEN CENTRE, HOLLOWAY LANE, HARMONDSWORTH - 1114/APP/2017/2104 (Agenda Item 10)**

**Replacement of shop and canopy destroyed by fire, and retention of dog grooming parlour.**

Officers introduced the application to replace the garden centre shop and canopy that was destroyed by a fire, and retain the dog grooming parlour, and noted the addendum which included alterations to conditions.

Responding to questioning from Members, officers confirmed that the proposals would have no impact on the openness of the Green Belt, consolidating the existing cluster of buildings.

The Committee proposed, seconded and unanimously agreed the officer's recommendation, upon being put to a vote.

**RESOLVED: That the application be approved.**

97. **AXIS HOUSE, 242 BATH ROAD, SIPSON - 43794/APP/2017/3704 (Agenda Item 11)**

**Erection of a five-storey, 128-bedroom hotel, including the excavation of a basement to provide 50 car parking spaces and associated landscaping.**

Officers introduced the application, which sought a five-storey, 128-bedroom hotel, plus basement on the car park for Axis House, and noted the addendum.

Members questioned the coach access on Egerton Way, and it was confirmed by officers that buses can access the road, while there was also a coach parking bay, after plans for a fountain were withdrawn from the application.

Officers commented that a s106 agreement with significant contributions towards a car parking survey was in place, as the applicant would need to seek a traffic management order as a package of works proposing improvements to the road surface and treatment of Egerton Way, which would go through the appropriate highways processes. The Head of Planning and Enforcement noted that currently, due to a lack of parking controls in the area, parking was often used by taxis and this had an impact

on local residents.

The officer's recommendation was proposed and seconded, and upon being put to a vote, was unanimously agreed.

**RESOLVED: That the application be approved.**

98. **RUISLIP HIGH SCHOOL, SIDMOUTH DRIVE, RUISLIP - 64322/APP/2017/3185**  
(Agenda Item 12)

**Provision of a new three-storey linked building, accommodating school hall, Sixth Form centre, classrooms, staff and ancillary facilities, single-storey extension to changing rooms, enhancement of the central courtyard with associated hard and soft landscaping, additional cycle storage and ancillary development.**

Councillors Edward Lavery and David Yarrow declared an interest in this item and left the room for the discussion and determination of the application. Councillor Ian Edwards was in the Chair for the item.

Officers introduced the application, which sought planning permission for works associated with the expansion of Ruislip High School, and noted the addendum.

The Committee agreed to delegate authority to the Head of Planning and Enforcement to ensure that the wording of the recommendation was formatted correctly. Members then proposed, seconded and unanimously agreed the officer's recommendation.

**RESOLVED: That the application be approved, subject to delegated authority to the Head of Planning and Enforcement.**

99. **LAND OPPOSITE 59/60 HILLINGDON ROAD, UXBRIDGE - 73182/ADV/2017/97**  
(Agenda Item 13)

**Advertisement consent for four freestanding billboards (approximately 6m x 3m) with associated lighting).**

The application was deferred at the Committee meeting on 25 October 2017 for additional information which had now been received, and sought advertising consent for the installation of four billboards, externally lit from above with strip lighting.

Members proposed, seconded and agreed the officer's recommendation unanimously at a vote.

**RESOLVED: That the application be approved.**

100. **WELLINGTON HOUSE, 4-10 COWLEY ROAD, UXBRIDGE - 21755/APP/2017/3716**  
(Agenda Item 14)

**Prior Approval Application for the change of use from office accommodation (Use Class B1a) to 43 residential units (Use Class C3).**

Officers introduced the application, which sought prior approval for the change of use from offices to dwelling houses, to provide 43 self-contained flats, all of which would be studios and one-bedroom flats. An addendum was also brought to the Committee's attention.

Councillors proposed and seconded the officer's recommendation, which was put to a vote and unanimously agreed.

**RESOLVED: That the application be approved.**

The meeting, which commenced at 7.00 pm, closed at 9.14 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Luke Taylor on 01895 250 693. 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.**