

Minutes



NORTH Planning Committee

22 August 2018

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Duncan Flynn (Vice-Chairman), Scott Farley, Becky Haggar, Henry Higgins, John Oswell, Devi Radia, Robin Sansarpuri and Steve Tuckwell</p> <p>LBH Officers Present: James Rodger (Head of Planning, Transportation and Regeneration), Matt Kolaszewski (Planning Team Leader), Glen Egan (Legal Advisor), Kerrie Munro (Legal Advisor), Richard Michalski (Highways Engineer) and Liz Penny (Democratic Services Officer)</p>
60.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
61.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Flynn declared a non-pecuniary interest in agenda item 9. He remained in the room but did not participate in the discussion and did not vote on this item.</p>
62.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meetings on 12 July 2018 and 1 August 2018 were approved as an accurate record.</p>
63.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
64.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that the items of business marked Part I would be heard in public and the items of business marked Part II would be considered in private.</p>
65.	<p>287 WEST END ROAD, RUISLIP - 1084/APP/2018/291 (<i>Agenda Item 6</i>)</p> <p>Two-storey building with habitable roofspace, parking and amenity space to form 3 x 1-bed and 2 x 2-bed self-contained flats involving demolition of existing dwelling.</p>

Officers introduced the report and highlighted the addendum. Members were informed that a crossover on West End Road formed part of the application. The application also included 3 parking spaces to the front and 2 to the rear of the property. Given that there was no particular pattern or character of development along West End Road, the two storey block of flats with a pitched hipped roof and two small rear dormers was deemed to be in keeping with the street scene and the overall character of the area. Members were advised that the height of the proposed building was identical to the adjoining dwelling. The application was for a corner property therefore the only dwelling which would potentially be implicated by the development would be number 283 West End Road. The windows to the side of the house were non-habitable landing windows therefore it was considered that there would be no detrimental overlooking or loss of light to habitable rooms.

A petitioner spoke in objection to the application and suggested that:-

- the development appeared to be in contravention of Council policies as it did not respect the local context, street pattern or the scale and proportion of surrounding buildings;
- the development would affect the amenity of local residents, particularly on-road parking, greenery and privacy;
- the development would create cramping;
- there would be an invasion of privacy as gardens would be overlooked;
- the development would block the sunlight to the neighbouring dwelling;
- the drainage system which became blocked at times would potentially be unable to cope with the extra influx;
- the proposed parking would lead to loss of greenery;
- the proposed crossover was in close proximity to the petitioner's crossover which would be dangerous, particularly for school children attempting to cross the road;
- West End Road was a busy and dangerous road already and any additional traffic would exacerbate the problem;
- The developer had already purchased an additional property in the area for further development;
- The proposed development was having a detrimental effect on the health of residents in the area.

Members requested clarification regarding the matter of the two crossovers and were advised that the new crossing conformed to the Council's scale standards and the gapping between the two crossings was in the region of 5 metres which exceeded required standards.

Members expressed concern regarding the possibility of overlooking into the rear garden of no. 283 and access to the proposed parking spaces. It was confirmed that accessing parking spaces within the site would be achievable. Moreover, Members were advised that there were no habitable windows directly overlooking no. 283; it was possible to see the far end of the rear garden but this was not untypical in the Borough due to the density of housing and was deemed to be acceptable.

Members requested clarification regarding the 10% ceiling on flats in West End Road. It was confirmed that there were very few flatted blocks in the area and there were currently no new flats / apartments in the part of West End Road in question, therefore it was felt that the construction of flats was acceptable in principle.

With regard to the general street scene, the Committee sought further clarification regarding the types of properties on the four corners of the junction of Edwards Avenue / Mahlon Avenue. It was confirmed that there were bungalows on three corners and a 2-storey building on the fourth corner; there were further examples of a similar pattern at other junctions along Edwards Avenue therefore this was deemed to be acceptable for the application site.

Members commented that the proposed development appeared to conform with Council policy; it was compatible with the surrounding street scene, there were no overlooking or rights of light issues and the parking was adequate.

The officer's recommendation was moved and seconded. Upon being put to a vote, seven Members voted in favour with one abstention.

RESOLVED:

- 1) That the application be approved subject to the addendum;
- 2) That authority be delegated to the Head of Planning to add a further condition relating to additional windows and doors.

66. **7 BREAKSPEAR ROAD, NORTH HAREFIELD - 69041/APP/2018/1843** (*Agenda Item 7*)

Part two storey, part single storey side / rear extension, including demolition of existing conservatory.

It was confirmed that this application was a re-submission following a previous refusal. Officers introduced the report and informed Members that the revised proposal had addressed the concerns raised previously by Conservation Officers; it was considered that the proposal would respect the character and appearance of the original dwelling and the open character of the street scene and wider Conservation Area. In the revised scheme, the side extension was no longer set forward of the building line, the roof level had been adjusted as requested and a glass balustrade had been added to screen any potential overlooking. The application was recommended for approval.

Members requested further clarification regarding the appearance of the proposed glass balustrade; this was provided by officers.

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

RESOLVED: That the application be approved.

67. **18 HIGH STREET, NORTHWOOD - 42807/APP/2018/2081** (*Agenda Item 8*)

Change of use from Use Class A1 (Shops) to Use Class A2 (Financial and Professional Service) and Use Class B1 (Office other than A2) and installation of new shop front.

Officers introduced the report and highlighted the addendum. Members were informed that the application related to a mid-terraced property in the High Street which was located in a parade of shops but was not in a town centre. The application was recommended for approval.

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

	<p>approved unanimously.</p> <p>RESOLVED: That the application be approved.</p>
68.	<p>ENFORCEMENT REPORT (<i>Agenda Item 9</i>)</p> <p>RESOLVED:</p> <p>1. That the enforcement action as recommended in the officer’s report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
69.	<p>ENFORCEMENT REPORT (<i>Agenda Item 10</i>)</p> <p>RESOLVED:</p> <p>1. That the enforcement action as recommended in the officer’s report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	<p>The meeting, which commenced at 7.00 pm, closed at 7.34 pm.</p>

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.