

Minutes



NORTH Planning Committee

14 November 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 and Enforcement), Matt Kolaszewski (Planning Team Manager), Alan Tilly (Transport and Aviation Manager) and Neil Fraser (Democratic Services Officer)</p>
104.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>None.</p>
105.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
106.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meeting held on 24 October 2018 be approved as a correct record.</p>
107.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
108.	<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 all items were marked as Part 1 and would therefore be considered in public.</p>
109.	<p>LAND REAR OF 93-107 FIELD END ROAD, EASTCOTE - 73453/APP/2018/2876 (<i>Agenda Item 6</i>)</p> <p>Erection of two storey building to include 4 x 2 bed self contained flats with associated parking and amenity space, involving demolition of existing outbuildings</p>

Officers introduced the report, and asserted that the proposed development was out of keeping with the scale of neighbouring properties, was not in keeping with the layout and appearance of the street scene, and that the separation distance of 15m from bedroom windows of existing flats to the proposed units would result in a loss of privacy to future occupiers of the proposed flats.

Furthermore, the applicant had not provided evidence that sufficient parking, servicing and delivery arrangements or refuse collection facilities could be provided on site.

The addendum was referred to, which highlighted that 20 letters of support had been received, and that an objection from the Eastcote Conservation Panel had also been received.

The application was recommended for refusal.

A petitioner address the Committee in objection to the application. Points included:

- The refusal reasons set out in the officer's report were strong, and supported by the petitioner.
- The petition had obtained 83 objections, not 43 as specified in the report.
- The objection from Eastcote Conservation Panel included environmental issues, such as loss of trees.
- There was one parking spot currently granted by lease. This parking spot was used by the owner of a large vehicle who had difficulty with the current layout of the site, highlighting how difficult things would be if the application were to be approved.
- The site was not suitable for residential accommodation.

The agent for the application addressed the Committee. Points included:

- Given the location of the site in the urban area, in conjunction with the fact that it was previously developed land, there was no objection to the principle of its development.
- Housing was in short supply in the borough, and creating new homes was crucial to addressing this growing demand.
- The site was in a sustainable location with easy access to local shops and services, as well as being a short walking distance from public transport.
- Development in the manner proposed was consistent with prevailing guidance.
- The design of the proposal would enhance the appearance and amenity of what was a deprived local area.
- The officer's assertion that the prevailing character of the area being single story buildings did not take into account the two storey buildings on Field End Road.
- With regard to internal and external space, the proposed houses exceeded recommended standards, and sunlight and daylight levels were also acceptable.
- With regard to concerns of overlooking from upstairs bedroom windows of the properties along Field End Road to the proposed terraces of units three and four, the second-floor windows of the flats were set back from the first floor which itself inhibited downward views. In addition, it was unlikely that bedrooms and terraces would be used at the same time given their relative prospective uses, and the terraces would be protected by glass privacy screens.
- The issue of the 15m distance between properties was not applicable as the subject windows were set at the same level as the upper floor the proposed houses. In addition, the flats would face well-treated green roofs and soft

landscaping.

- No windows on rear elevations, and privacy screens on terraces, meant that there was no loss of privacy, and the development met the 25 degree test.
- Regarding parking, seven of the retail properties had the right to park a vehicle within the service road, all of which were proposed to be replaced. The one lease holder, referred to previously, had the right to park a car, not a truck.
- All parking spaces would be reproduced, alongside an additional six parking spaces for residential flats.
- Regarding the layout of the access road, while concerns had been raised, the highway Authority had offered a solution by way of an adjustment to the positioning of the proposed bollards, providing a wider service road for larger vehicles whilst also improving manoeuvrability into the parking spaces.
- Lit bollards could be conditioned to address lighting concerns.

Members raised concerns regarding the functionality of the site, loss of privacy, and delivery access to the existing shops. The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be refused.

110. **NO'S 5 & 6 FIRS WALK AND LAND TO THE REAR OF 25 DENE ROAD, NORTHWOOD - 73874/APP/2018/2107** (*Agenda Item 7*)

Demolition of 5 & 6 Firs Walk, 6 No. new dwellinghouses with associated car parking, new access arrangements from Foxdell and removal of existing access from Firs Walk at No's 5 & 6 Firs Walk and land to the rear of No. 25 Dene Road (Outline application with some matters reserved)

Officers introduced the report, highlighting that the application site was located in an area of special local character. It was asserted that the application would result in a cramped development that would be harmful to the character and appearance of the street scene. In addition, the proposed turning head was adequate to address highway safety concerns, but would result in an unacceptable level of noise and light pollution to future occupiers.

As the application was considered to fail to maintain the open and verdant character and appearance of the surrounding area, it was recommended for refusal.

A petitioner addressed the Committee in objection to the application. Points included:

- The application site was within an area of special local character, which included gardens and trees that were well established.
- The proposal sought to demolish two attractive properties and gardens, and squeeze in 6 detached properties that would be out of character with the surrounding area.
- 113 residents had signed the petition, and 24 letters of objection had been received by the Council.
- Hillingdon was meeting its housing targets.
- The application included access via private land that was not included in the purchase of the site.
- The officer's report cited many strong reasons for refusal, and the recommendation should be upheld.

Members agreed that the application was out of character with the surrounding area

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

RESOLVED: That the application be refused.

111. **14 FERNCROFT AVENUE, RUISLIP - 38007/APP/2018/2736** (*Agenda Item 8*)

Demolition of the existing side extension with a smaller single storey side extension

Officers introduced the report, and asserted that the application sought to make changes that met the recommendations of an appeal regarding a side extension that was built without planning consent. The changes were deemed to have no detrimental impact on the architectural composition of the building, and was recommended for approval.

Members were mindful that the use of materials should be controlled, and suggested that delegated authority be given to the Head of Planning, Transportation and Regeneration to agree the strengthening of Condition 3: Materials.

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

RESOLVED: That the application be approved, subject to the Head of Planning, Transportation and Regeneration agreeing additional wording to strengthen Condition 3: Materials.

112. **BLACKFORD PUMPING STATION, MOORHALL ROAD, HAREFIELD - 56044/APP/2016/3790** (*Agenda Item 9*)

Erection of detached kiosk building to contain water tanks and switch board with extension to the existing bunded area

Officers introduced the report and application, which was recommended for approval.

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

RESOLVED: That the application be approved.

113. **SHEPHERDS HILL FARM, NORTHWOOD ROAD, HAREFIELD - 15963/APP/2018/1666** (*Agenda Item 10*)

General purpose agricultural building with associated hardstanding and soft landscaping

Officers introduced the report and application, which was recommended for approval.

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

RESOLVED: That the application be approved.

The meeting, which commenced at 8.05 pm, closed at 8.40 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.