

Minutes



MAJOR Applications Planning Committee

2 October 2018

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

	<p>Committee Members Present: Councillors Ian Edwards (Vice-Chairman), Alan Chapman, Janet Duncan, John Morse, John Oswell, Devi Radia, Steve Tuckwell, David Yarrow and Becky Haggar</p> <p>LBH Officers Present: Glen Egan (Office Managing Partner - Legal Services), Mandip Malhotra (Strategic and Major Applications Manager), James Rodger (Head of Planning and Enforcement), Luke Taylor (Democratic Services Officer) and Alan Tilly (Transport and Aviation Manager)</p>
59.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Lavery, with Councillor Haggar substituting.</p>
60.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
61.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the previous meeting, held on 12 September 2018, be approved as a correct record.</p>
62.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
63.	<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 would be considered in public.</p>
64.	<p>EXISTING MULTI-STOREY CAR PARK, WARNFORD INDUSTRIAL ESTATE, CLAYTON ROAD, HAYES - 73334/APP/2018/969 (<i>Agenda Item 6</i>)</p> <p>Demolition of existing multi-storey car park, followed by erection of four-storey warehouse facility with ancillary offices, and associated works including parking, service area, landscaping and relocation of existing substation.</p>

Officers introduced the application, which proposed the demolition of an existing multi-storey car park, followed by the erection of a four-storey storage and distribution warehouse facilities, and highlighted the addendum, which included the removal of Condition 11 and amendment of Condition 4.2b and 4.2d.

Members agreed that the proposal was within a congested industrial area, so building upwards, not outwards, made sense. The officer's recommendation was moved, seconded and unanimously agreed.

RESOLVED: That the application be approved.

65. **36-40 RICKMANSWORTH ROAD, NORTHWOOD - 69978/APP/2018/417** (*Agenda Item 7*)

Section 73 application seeking Minor Material Amendments to Condition 2 of planning permission ref: 69978/APP/2016/2564 dated 07-09-2017 (Demolition of three detached dwellings and redevelopment to provide 24 residential flats (13x1 bedroom units, 8x2 bedroom units, and 3x3 bedroom units), amenity space and associated car parking); namely to make internal and external alterations to the layout, changes to the unit mix to provide 8x1 bedroom, 13x2 bedroom, and 3x3 bedroom units, dormers, windows, materials, removal of stair core and amendments to external landscaping, including the reorientation of bin stores and increase in the number of car parking spaces (Reconsultation).

Officers introduced the application, which sought material amendments to planning permission ref: 69978/APP/2016/2564, and proposed internal layout changes that would result in a unit mix change, resulting in a reduction of five one-bedroom units, with an increase of five two-bedroom units, although the overall number of units will remain the same, as per the approved application.

The Head of Planning and Enforcement commented that the Council's Access Officer noted that units 10, 22 and 23 would not achieve a step-free access, and would be contrary to the M4(2) policy requirement, as the units were not accessible and adaptable. However, it was the officer's view that this was not a reason to refuse the application, as it could be overturned on appeal and lead to the loss of S106 money. Members heard that, if the application was approved, Condition 13 would need to be changed to ensure that units 10, 22 and 23 were exempt from the standards for M4(2).

The Committee welcomed the changes to the planning permission, and noted that it provided more housing. As such, Councillors move, seconded and unanimously agreed the officer's recommendation at a vote.

RESOLVED: That the application be approved, subject to the change to Condition 13 to make units 10, 22 and 23 exempt from the standards of M4(2).

66. **FORMER BRITISH LEGION, STATION ROAD, WEST DRAYTON - 11332/APP/2018/2614** (*Agenda Item 8*)

Variation of Condition 2 (Accordance with Approved Plans) of planning permission ref: 11332/APP/2016/1595 dated 19-06-2017 (Erection of 13 terrace dwelling houses with associated parking, landscaping and external works, following demolition of existing building) to allow for the replacement of dormer windows to doors with the addition of glazed Juliet balconies on the front (east elevation) on Block 1; retention of glass balustrade railings fixed to parapet walls

on Block 1; and re-positioning of the two disabled car parking spaces to the front.

Officers introduced the application, and confirmed that access to the balconies would be prevented to avoid overlooking. The Head of Planning and Enforcement confirmed that Condition 5 was strong and would protect local amenity.

The Committee welcomed the proposal, particularly as gardens were included in the application, and that the privacy of other local residents was safeguarded.

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 6.00 pm, closed at 6.22 pm.

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