

Minutes



CENTRAL & South Planning Committee

18 July 2018

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

	<p>Committee Members Present: Councillors Ian Edwards (Chairman), David Yarrow (Vice-Chairman), Shehryar Ahmad-Wallana, Mohinder Birah, Nicola Brightman, Alan Chapman, Jazz Dhillon, Janet Duncan and Eddie Lavery</p> <p>LBH Officers Present: Meghji Hirani (Planning Contracts & Planning Information), Armid Akram (Highways Development Control Officer), Kerrie Munro (Legal Advisor), James Rodger (Head of Planning and Enforcement) and Anisha Teji (Democratic Services Officer)</p>
49.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies received from Councillor Roy Chamdal with Councillor Eddie Lavery substituting.</p>
50.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Mohinder Birah declared a non pecuniary interest in agenda item 7 16 Chatsworth Road, Hayes (17067/APP/2018/1573) as the applicant had spoken to him about the application and lived in his ward. He left the room during the discussion of the item.</p>
51.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes from the meeting on 26 June 2018 be agreed as a correct record.</p>
52.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
53.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I 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 marked as Part I would be heard in public, and all items marked as Part II would be heard in private.</p>

54.	<p>40 BARNHILL ROAD, HAYES - 20362/APP/2018/1087 (<i>Agenda Item 6</i>)</p> <p>Officers introduced the application. Planning permission was sought for a part two storey front/side extension and part first floor rear extension. Officers highlighted the addendum and made a recommendation for refusal.</p> <p>Councillor Tony Eginton, Ward Councillor for Barnhill, was in attendance and spoke in support of the petitioners' objection. He submitted that this application was a considerable over development, out of character with the rest of the road and effectively a huge block of one big property. It would also cause overlooking to neighbouring properties.</p> <p>Members considered that the officer's recommendation and report was clear and that this was clearly an inappropriate development. The Chairman questioned whether the refusal reasons were strong enough, particularly in relation to condition 2. Officers clarified that the subordinate also referred to the width of the rear extension and it was explained in the report.</p> <p>Members moved and seconded the officer's recommendation, and upon being put to a vote, it was unanimously agreed.</p> <p>RESOLVED: That this application be refused as per officer's recommendation.</p>
55.	<p>16 CHATSWORTH ROAD, HAYES - 17067/APP/2018/1573 (<i>Agenda Item 7</i>)</p> <p>Officers introduced the application and provided an overview. Planning permission was sought for a part two storey, part single storey side/rear extension and conversion of dwelling from 1x 4 – bed to 2x studios, 1 x 1 – bed and 1 x 2 bed self-contained flats with associated parking and amenity space and installation of vehicular crossover to front. Officers made a recommendation for approval.</p> <p>Members noted that this was a large piece of land that met requirements and standards. Members questioned whether a number could be specified in relation to cycle storage in condition 4 and whether the car parking allocation in condition 6 could be specified. Officers clarified that amendments could be made to include four cycle spaces in condition 4 and amendments could also be made to the condition relating to the allocation of car parking.</p> <p>Members moved and seconded the officer's recommendation, and upon being put to a vote, it was unanimously agreed.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1) That the application be approved as per the officer's recommendation, subject to the amendments to condition 4 to state four cycle spaces and condition 6 to state one car parking space per flat. 2) That the Head of Planning be delegated authority to formulate suitable wording to reflect the amendments to conditions 4 and 6.
56.	<p>BRUNEL UNIVERSITY, KINGSTON LANE - 532/APP/2018/1180 (<i>Agenda Item 8</i>)</p> <p>Officers introduced the application and provided an overview. Planning permission was sought for the installation of a temporary marquee between the months of July and September each year to support the summer academic requirements of the University by providing additional, temporary, weather protected events and activities space.</p>

Members supported the officer's report and noted that there was no significant impact on the greenbelt. Members moved and seconded the officer's recommendation. Upon being put to a vote, the recommendation was unanimously agreed.

RESOLVED: That this application be approved as per officer's recommendation.

57. **53 PETWORTH GARDENS, HILLINGDON - 71076/APP/2017/1756** (*Agenda Item 9*)

Officers introduced the application and provided an overview. Planning permission was sought for the conversion of single dwelling house into 2 x2 bed self-contained flats with associated parking and amenity space involving alterations to elevations and removal of front porch (Part retrospective). Officers highlighted the addendum and made a recommendation for approval.

Members noted the typo on page 50 of the agenda pack where two car parking spaces was initially indicated and then three car parking spaces. Members were aware that the application referred to three car parking spaces but asked for this to be corrected to ensure consistency.

Members asked for clarification about the car parking arrangements. Officers explained that that an allocation scheme could be requested under condition 2. Members questioned whether officers were satisfied that 25% landscaping could be met. Officers explained that the plans indicated that 25% could be met in terms of landscaping. Officers referred Members to the Highways officer's comments that explained alternative arrangements would include removing the existing cross over and providing a new one. The comments also said that this would reduce the number of usable space to two but this was acceptable in the situation.

RESOLVED: That the application be approved per the officer's recommendation and subject to the amendments in the addendum.

58. **LAND FORMING PART OF 21 VICTORIA AVENUE, HILLINGDON - 73784/APP/2018/1685** (*Agenda Item 10*)

Officers introduced the report and provided an overview of the application. Planning permission was sought for a two storey, three bed attached dwelling with associated parking and amenity space involving the demolition of existing outbuilding. Officers made a recommendation for refusal.

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

RESOLVED: That this application be refused as per officer's recommendations.

59. **17 MANOR ROAD, HAYES - 30753/APP/2018/1531** (*Agenda Item 11*)

Officers introduced the report and provided an overview of the application. Planning permission was sought for two storage sheds at the rear of the garden. Officers made a recommendation for approval.

In response to Member questions, Officers explained that a 52 sq m outbuilding was not something usually recommended. However, in this case, as the outbuildings were separated and there was a gap in between the two it was considered to be acceptable.

Members questioned how much history could be taken into account. The Legal advisor advised the Committee that history could be taken into account. However, should there be any unlawful activity, the enforcement process was there to investigate and take appropriate action.

Members questioned whether the windows could be removed. Officers said that this application could not be treated differently from any other outbuilding and condition 5 was in place to prevent any beds in sheds. Condition 5 was an all-encompassing condition.

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

RESOLVED: That this application be approved as per officer's recommendations.

60. **ENFORCEMENT REPORT** (*Agenda Item 12*)

RESOLVED:

1. That the enforcement action as recommended in the officer's report was agreed.

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.

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).

61. **ENFORCEMENT REPORT** (*Agenda Item 13*)

RESOLVED:

1. That the enforcement action as recommended in the officer's report was agreed.

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.

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).

62. **ENFORCEMENT REPORT** (*Agenda Item 14*)

	<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>
63.	<p>ENFORCEMENT REPORT (Agenda Item 15)</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>
64.	<p>ENFORCEMENT REPORT (Agenda Item 16)</p> <p>RESOLVED: That the enforcement action be deferred pending further information.</p>
	<p>The meeting, which commenced at 7.00 pm, closed at 7.54 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Anisha Teji on 01895 277655. 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.