

## Minutes



**CENTRAL & South Planning Committee**

**29 August 2018**

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

	<p><b>Committee Members Present:</b> Councillors Ian Edwards (Chairman), David Yarrow (Vice-Chairman), Shehryar Ahmad-Wallana, Mohinder Birah, Nicola Brightman, Roy Chamdal, Alan Chapman, Jazz Dhillon and Janet Duncan</p> <p><b>LBH Officers Present:</b> Armid Akram (Highways Development Control Officer), Chris Brady (Assistant Planning Officer), Meghji Hirani (Planning Contracts &amp; Planning Information), Kerrie Munro, James Rodger (Head of Planning and Enforcement) and Luke Taylor (Democratic Services Officer)</p>
73.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
74.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Councillor Ahmad-Wallana declared non-pecuniary interests in Items 6 and 7, and left the room during the discussion of these items.</p> <p>Councillor Edwards declared a non-pecuniary interest in Item 24, and left the room during the discussion of this item.</p>
75.	<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 held on 7 August 2018 be approved as a correct record.</p>
76.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
77.	<p><b>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</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all item marked Part I would be considered in public, and all items marked Part II would be considered in private.</p>

78.	<p><b>THE CROWN P.H., COLHAM GREEN ROAD, HILLINGDON - 3318/APP/2017/1753</b> (Agenda Item 6)</p> <p><b>Change of use of ground floor from public house (Use Class A4) to office (Use Class B1a) and retention of first floor residential accommodation.</b></p> <p>Officers introduced the application and noted the addendum, which included the addition of two further conditions. The Committee was informed that the fencing and storage buildings did not form part of this application.</p> <p>A petitioner representing Violet Terrace and Colham Green Residents' Association addressed the Committee and noted that a petitioner was submitted originally as conditional support for the application. Members heard that the petitioner welcomed Conditions 2 and 8, and that photos previously circulated to the Committee showed a number of actions taken on the site that were not included in the planning application. The petitioner noted that the re-aligned fence, second access gate and storage that is occurring on site have all been reported to the Council and that residents are keen for enforcement where permitted.</p> <p>Responding to questioning, the officers noted that the second access gate was not authorised and was being investigated. Officers also confirmed that a number of issues occurred before the application was submitted, and these would be subject to enforcement, while conditions would be in place to ensure it did not happen again.</p> <p>Members agreed that the wording of Condition 1 could be altered to ensure that any unauthorised action was recognised in the conditions, and that this action would be delegated to the Head of Planning and Enforcement. Councillors also noted that the wording of Condition 8 required a change of wording.</p> <p>The Committee requested that an enforcement report related to the site be brought before them as soon as possible.</p> <p>Members agreed that, subject to the conditions and the future enforcement report, the application was acceptable and moved, seconded and unanimously approved the officer's recommendation.</p> <p><b>RESOLVED: That the application be approved, subject to:</b></p> <ol style="list-style-type: none"> <li><b>1. Delegated authority to the Head of Planning and Enforcement to amend the wording of Condition 1;</b></li> <li><b>2. The deletion of the wording "Part 3, Schedule 2 GPDO 1995" from Condition 8; and</b></li> <li><b>3. The addition of Conditions 9 and 10, as outlined in the addendum.</b></li> </ol>
79.	<p><b>LAND ADJACENT TO 70 VIOLET AVENUE, HILLINGDON - 73222/APP/2018/1022</b> (Agenda Item 7)</p> <p><b>Erection of a three-storey building to include one one-bed, one two-bed, one three-bed self-contained flats with associated amenity space.</b></p> <p>Officers introduced the report which sought the erection of a three-storey building to contain three self-contained flats of varying size, with associated amenity space.</p>

A petition was received in objection to the application, but the petitioner was not able to attend the meeting.

The agent for the application address the Committee, and noted that the proposed application was only 30cm higher than the current building, with a lower-level, rear-element to the building that was not visible from the street. Members heard that the proposed application was made with redbrick to harmonise with the street scene, and sits on a corner plot which allows the opportunity for a larger house. The agent stated that there was no impact on local amenities and that there were no planned removals of trees on the site.

Responding to questioning from the Committee, the agent for the application confirmed that there is a small apple tree on the site of the building that can be relocated and the large tree would not be removed and that the rectangular design used element of the current building.

Officers confirmed that the Landscape Officer was under the impression that the tree to the front of the property would be removed, under the current plans.

Members commented that the building ran the full length of the plot and would be sited on a very prominent site. The Committee noted their approval for the design of the property and its modern look, but agreed that the design was not in keeping with the street scene, by virtue of its size, bulk and design.

Councillors noted that the design would work on a different site, but the proposal was visually incongruous with the street scene. There was concern that trees may be removed on the site, and that no proper tree survey had taken place.

Members agreed to include the word “design” in reason for refusal 1, and moved the officers recommendation, subject to this change. The recommendation was seconded, and upon being put to a vote, unanimously agreed.

**RESOLVED: That the application be refused, subject to the addition of the word “design” in Reason for Refusal 1.**

80. **EASTERN GATEWAY, BRUNEL UNIVERSITY, KINGSTON LANE, HILLINGDON - 532/APP/2018/2501** (*Agenda Item 8*)

**Installation of a docking station for ten bikes.**

This item was heard alongside Items 9, 10 and 14.

Officers introduced the application, which sought full planning permission for a docking station for ten bikes, which were to be used as part of a new bike share scheme, and was in conjunction with other docking stations located within the Brunel Campus, as well as Hillingdon Hospital and Uxbridge High Street.

Members agreed that the proposals would add to the Green Belt as they would improve air quality, as it would lead to less cars being used. The Committee welcomed the application and stated their support for more proposals similar to this one.

The Committee moved, seconded and unanimously agreed the officer’s recommendation at a vote.

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

81.	<p><b>BANNERMAN CENTRE, BRUNEL UNIVERSITY, KINGSTON LANE, HILLINGDON - 532/APP/2018/2502</b> <i>(Agenda Item 9)</i></p> <p><b>Installation of a docking station for ten bikes.</b></p> <p>This application was heard alongside Items 8, 10 and 14.</p> <p>The officer's recommendation was moved, seconded and unanimously agreed.</p> <p><b>RESOLVED: That the application was approved.</b></p>
82.	<p><b>SPORTS PAVILION, BRUNEL UNIVERSITY, KINGSTON LANE, HILLINGDON - 532/APP/2018/2503</b> <i>(Agenda Item 10)</i></p> <p><b>Installation of a docking station for ten bikes at the Sports Pavilion.</b></p> <p>This application was heard alongside Items 8, 9 and 14.</p> <p>Members moved, seconded and, upon being put to a vote, unanimously agreed the officer's recommendation.</p> <p><b>RESOLVED: That the application be approved.</b></p>
83.	<p><b>611 SIPSON ROAD, WEST DRAYTON - 43922/APP/2017/661</b> <i>(Agenda Item 11)</i></p> <p><b>Use of site as a hand car wash business to include a storage cabin (Retrospective).</b></p> <p>Officers introduced the application and noted the addendum.</p> <p>Responding to Councillors' questioning, officers confirmed that the site was within the Green Belt and the uses of the site are authorised and lawful, having been in place over ten years.</p> <p>The Committee noted that there were issues regarding a car wash in the Green Belt, and agreed that a the building should be removed once the building was no longer required for a car wash.</p> <p>Members expressed concern over the amount of time it would take to dispose of foul water, and agreed that three months was too long for this to take place. It was noted that the water flow must be well-managed to avoid draining onto the road, and that one month was a more appropriate time-frame for this.</p> <p>Councillors supported robust conditioning on the site, and were concerned about the noise generated by the business. As such, it was agreed that the car wash should open at 8am, and that the condition regarding sound could be strengthened to ensure that maximum sound from the business was at the boundary of the site. Members also expressed their support for the addition of oil interceptors in Condition 5, and that the Condition regarding floodlighting was strengthened to ensure that the height, hours and strength of the lighting did not impact on local residents.</p> <p>Members moved and seconded the officer's recommendation, subject to the additional conditions proposed, and upon being put to a vote, this was unanimously agreed.</p>

**RESOLVED:** That the application be approved, subject to delegated authority to the Chairman and Labour Lead Member, in conjunction with the Head of Planning and Enforcement to agree:

1. An alteration to the Condition 2 to change the hours of operation to 0800 – 1800 on Mondays to Saturdays;
2. An alteration to Condition 3 to ensure that the maximum noise from the site did not pass the site boundaries;
3. The inclusion of oil interceptors within the conditions;
4. The alteration of Condition 5 to ensure that a scheme for the disposal of foul and surface water associated with the development was approved within one month of this permission; and,
5. The addition of a condition to ensure that the planning permission be a temporary approval for the length of time that the car wash is in use.

84. **SOUTH OF M4, HARMONDSWORTH ROAD, WEST DRAYTON - 70429/APP/2018/2629** (*Agenda Item 12*)

**Removal of existing 17.5m high telecommunications monopole and installation of a new 20m high slimline monopole with feeder cabinet at base and two 0.6m diameter dishes, installation of an equipment cabinet and ancillary development (Application under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 for determination as to whether prior approval is required for siting and appearance).**

Officers introduced the report and noted the addendum, which outlined that officers now recommended the application for approval, subject to conditions.

The Committee noted the changes in the addendum, and moved, seconded and unanimously agreed the revised officer's recommendation.

**RESOLVED:** That the application be approved, subject to conditions as set out in the addendum.

85. **LAND FORMING PART OF 26, AND 26 WINDSOR AVENUE, HILLINGDON - 63542/APP/2018/2069** (*Agenda Item 13*)

**Two-storey, two-bed dwelling with associated parking and amenity space and single-storey, rear extension to existing dwelling.**

Officers introduced the application and noted that a very similar application on the site was refused and the appeal dismissed by the Planning Inspectorate.

The Committee heard that the proposed application was larger than the previous application that was refused, and further issues regarding parking and the loss of the mature street tree had arisen.

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

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

86.	<p><b>ISAMBARD COMPLEX, BRUNEL UNIVERSITY, KINGSTON LANE, HILLINGDON - 532/APP/2018/2504</b> <i>(Agenda Item 14)</i></p> <p><b>Installation of a docking station for ten bikes.</b></p> <p>This application was heard alongside Items 8, 9 and 10.</p> <p>The Committee moved, seconded and unanimously agreed the officer's recommendation at a vote.</p> <p><b>RESOLVED: That the application be approved.</b></p>
87.	<p><b>42 MYDDLETON ROAD, UXBRIDGE - 47145/APP/2018/1673</b> <i>(Agenda Item 15)</i></p> <p><b>Part two-storey, part single-storey rear extension and two rear rooflights.</b></p> <p>Officers introduced the application, relating to a two-storey, detached dwelling house.</p> <p>Members moved and seconded the officer's recommendation, and upon being put a vote, the officer's recommendation was agreed.</p> <p><b>RESOLVED: That the application be approved.</b></p>
88.	<p><b>44 WATERLOO ROAD, UXBRIDGE - 1654/APP/2018/2235</b> <i>(Agenda Item 16)</i></p> <p>Officers introduced the report, which was approved under prior approval. This application requested the removal of three parking spaces that were conditioned under the prior approval.</p> <p>The Committee noted that the removal of the parking spaces would further parking issues in the area and was not acceptable.</p> <p>Councillors moved, seconded and unanimously agreed the officer's recommendation upon being put a vote.</p> <p><b>RESOLVED: That the application be refused.</b></p>
89.	<p><b>ENFORCEMENT REPORT</b> <i>(Agenda Item 17)</i></p> <p><b>RESOLVED:</b></p> <p><b>1. That the enforcement action as recommended in the officer's report was agreed.</b></p> <p><b>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.</b></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</i></p>

	Government (Access to Information) Act 1985 as amended).
90.	<p><b>ENFORCEMENT REPORT</b> (Agenda Item 18)</p> <p><b>RESOLVED:</b></p> <p><b>1. That the enforcement action as recommended in the officer's report was agreed.</b></p> <p><b>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.</b></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>
91.	<p><b>ENFORCEMENT REPORT</b> (Agenda Item 19)</p> <p><b>RESOLVED:</b></p> <p><b>1. That the enforcement action as recommended in the officer's report was agreed.</b></p> <p><b>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.</b></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>
92.	<p><b>ENFORCEMENT REPORT</b> (Agenda Item 20)</p> <p><b>RESOLVED:</b></p> <p><b>1. That the enforcement action as recommended in the officer's report was agreed, subject to a change in the compliance period to three months.</b></p> <p><b>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.</b></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</i></p>

*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).*

93. **ENFORCEMENT REPORT** (Agenda Item 21)

**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).*

94. **ENFORCEMENT REPORT** (Agenda Item 22)

**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).*

95. **ENFORCEMENT REPORT** (Agenda Item 23)

**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*



	<i>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>
96.	<p><b>ENFORCEMENT REPORT</b> (Agenda Item 24)</p> <p><b>RESOLVED:</b></p> <p><b>1. That the enforcement action as recommended in the officer's report was agreed.</b></p> <p><b>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.</b></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>
	The meeting, which commenced at 7.00 pm, closed at 8.20 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.**