

Minutes



CENTRAL & South Planning Committee

10 January 2019

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

	<p>Committee Members Present: Councillors Ian Edwards (Chairman), Shehryar Ahmad-Wallana, Mohinder Birah, Nicola Brightman, Roy Chamdal, Alan Chapman, Jazz Dhillon, John Oswell (In place of Janet Duncan) and Devi Radia (In place of David Yarrow)</p> <p>LBH Officers Present: Meghji Hirani (Planning Contracts & Planning Information), James Rodger (Head of Planning and Enforcement), Nicole Cameron (Legal Advisor), Alan Tilly (Transport and Aviation Manager), and Neil Fraser (Democratic Services Officer)</p>
163.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillors Duncan and Yarrow. Councillors Oswell and Radia were present as their respective substitutes.</p>
164.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Brightman declared a non-pecuniary interest in relation to Item 10 of the agenda, 6 Compton Road, Hayes, due to a query raised regarding the application site. Councillor Brightman advised that she would leave the room when the item was due for consideration.</p>
165.	<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 11 December 2018 be approved as a correct record.</p>
166.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
167.	<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 items 1-16 were Part I, and would be considered in public. Items 17-19 were Part II, and would therefore be considered in private.</p>

Erection of detached garage to front (Retrospective)

Officers introduced the report, confirming that part of the application site fell within the Metropolitan Green Belt, and that the site was also situated within the Hillingdon Court Park Area of Special Local Character.

Officers recommended that the application be refused, as it was felt that the garage was sited in a visually prominent position and, due to its siting, size and scale, was overly dominant and incongruous in relation to the street scene and wider locality. In addition, while it was recognised that the garage was currently partly obscured by hedging, the retention of such a hedge could not be conditioned and so there remained a possibility that the hedge could be removed in future, further exacerbating concerns over the visual impact of the garage.

The applicant addressed the Committee. The applicant had also submitted a petition in support of the application. The applicant highlighted a number of points, which included:

- No 1 Court Drive was situated on a unique plot which was triangular in shape and that narrowed to a point in the garden.
- Neighbours had more traditional rectangular size plots with larger rear gardens.
- The garage had been set as far as possible from the front of the property and at a minimum distance of 0.5m from the border.
- The side facing the property was covered with small trees and foliage, and the north side facing Court Park was covered by a hedge.
- The garage provided one off-street parking space in accordance with Council policy. Internal dimensions of the garage were acceptable, and would not result in demand for off street parking, in accordance with UDP Policy AM14.
- The sole purpose of the garage was domestic use for the safekeeping of one classic car.
- The garage had no detrimental impact on the existing hedge, the footpath, or vehicle access to the driveway.
- The garage was only visually prominent when standing directly in front of it, and had no impact on the character of the house.
- The officer's report contained a number of errors, including reference to wooden sheds that had been removed in 2012.
- No 15 Court Drive had a double story rear extension and a large outbuilding at the rear, which was approximately 10 times larger than the garage.
- The report referenced that neighbouring properties were consulted, but neighbours confirmed that they had not received any consultation letter.

Officers highlighted that refusal reason 2, as set out in the report, was not felt to be robust. Officers recommended that, if the Committee was minded to move the officer's recommendation, this should be subject to the removal of refusal reason 2.

Officers highlighted concerns that a precedent for garages in front gardens would be set, should the application be approved. Officers confirmed that Court Drive was the only road in the Borough that had Green Belt land as part of their land plots.

Members were mindful of the need to avoid setting a precedent for future similar applications, and moved the officer's recommendation, subject to the removal of refusal

reason 2. This was seconded, and when put to a vote, unanimously agreed.

RESOLVED:

- 1. That the application be refused; and**
- 2. That refusal reason 2 be removed.**

169. **11 WELBECK COURT, WELBECK AVENUE, HAYES - 73499/APP/2018/1700**
(Agenda Item 7)

Change of use from retail (Use Class A1) to hot food takeaway (Use Class A5), installation of a new duct for kitchen extraction and provision of cycle Store

Officers introduced the report, and highlighted the addendum, confirming that the building had stood empty for some months. The applicant had submitted an up-to-date survey, which had highlighted the loss of a retail use that was considered non-essential. This was deemed to be acceptable, as many other retail sites remained within the parade. In addition, it was considered that the proposal would bring a unit back into active use, that would assist the attractiveness of the parade. The application was recommended for approval.

The Chairman suggested that the wording for condition 4 should be strengthened. Members moved the officer's recommendation, subject to the Head of Planning and Enforcement being delegated authority to strengthen the wording of condition 4. This was seconded, and when put to a vote, unanimously agreed.

RESOLVED:

- 1. That the application be approved;**
- 2. That delegated authority be given to the Head of Planning and Enforcement to strengthen the wording of Condition 4.**

170. **BRUNEL UNIVERSITY, AMCC2, KINGSTON LANE, HILLINGDON - 532/ADV/2018/66** *(Agenda Item 8)*

Installation of 1 non illuminated fascia sign and 3 non illuminated door vinyls

Officers introduced the report, and confirmed that the fascia sign and vinyls were already in place, and had no impact on the Green Belt or the local area. The application 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.

171. **91 CENTRAL AVENUE, HAYES - 3159/APP/2018/4000** *(Agenda Item 9)*

Single storey outbuilding to rear for use as a home office

Officers introduced the report and addendum, and confirmed that previous applications had been refused due to concerns over size. The current application was reduced in size, and the application was therefore recommended for approval.

Officers confirmed that if it was ever determined that the site was being used for any

use other than as an office, then enforcement action (including demolition) could be undertaken.

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

RESOLVED: That the application be approved.

172. **6 COMPTON ROAD, HAYES - 64537/APP/2018/3485** (*Agenda Item 10*)

Single storey outbuilding to rear for use as a special needs sensory room (Retrospective)

Officers introduced the report and addendum, confirming that an officer site visit had been undertaken which had determined that the site was being used for its intended purpose. It was considered that, despite the cumulative size of the buildings on site, the building's use was required, and was deemed acceptable. The application was therefore recommended for approval.

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

RESOLVED: That the application be approved.

173. **GOAL BUILDING, SPRINGFIELD ROAD, HAYES - 49962/APP/2018/3632** (*Agenda Item 11*)

Variation of condition 8 (opening hours) of planning permission 49962/APP/2002/185 dated 28/11/2002 (erection of a multi-sport centre with sports pitches, changing facilities, social bar, heath and fitness suite and associated parking) to alter the opening time from 07:00 to 06:00 for use of the fitness suite only

Officers introduced the report, highlighting that the application site was not situated close to other residential units, and had no impact on adjoining occupiers, traffic, or the Green Belt. The application was therefore recommended for approval.

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

RESOLVED: That the application be approved.

174. **COURT PARK BOWLS CLUB, HILLINGDON COURT PARK, PARKWAY, HILLINGDON - 33146/APP/2018/3728** (*Agenda Item 12*)

Demolition of existing bowls club pavilion and construction of replacement pavilion with canopy and associated works

Officers introduced the report and addendum, highlighting that the size, scale, and footprint of the proposed building was in keeping with the scale of the existing building, and would not have a detrimental impact on the Green Belt. The application 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.

175. **2 NORTH WAY, UXBRIDGE - 2916/APP/2018/3675** (*Agenda Item 13*)

Erection of 2 storey x 2 bedroom attached dwelling and associated car parking and landscaping

Officers introduced the report, confirming that the application had been re-submitted following prior refusals. The applicant had since addressed the previous reasons for refusal, which had included concerns over size, setting, the crossover, and the safeguarding of trees at the site, and as such, the application was now recommended for approval.

Members were mindful of the need to ensure that the current study room was not used as bedroom. Officers confirmed that a condition could be added to this effect.

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

RESOLVED: That the application be approved, subject to an additional condition to safeguard the use of the study room.

176. **SECURITAS HOUSE (FORMERLY LOVELL HOUSE), HIGH STREET UXBRIDGE - 32215/APP/2018/844** (*Agenda Item 14*)

Variation of condition 1 (parking) of prior approval Ref: 32215/APP/2016/4037 dated 28/12/2016 (change of use of existing office building to 31 self contained apartments), in order to amend the on-site parking requirement

Officers introduced the report and highlighted the addendum. Members were informed that permission was being sought to vary condition 1 of a previously approved application, (provision of parking spaces). It was recommended that permission be granted to vary this condition to provide 3 disabled parking spaces in lieu of the 18 spaces previously approved. It was confirmed that the principle of car-free development in this location was acceptable, as the area had a PTAL rating of 5.

Officers went on to confirm that, following advice from the Council's Legal officer, condition 3 should be deleted and the Unilateral Undertaking be amended to take account of the requirements of condition 3. Members sought to also remove the entitlement to parking permits for blue badge holders. It was suggested that delegated authority be given to the Head of Planning and Enforcement to carry this out, in consultation with the Chairman and Labour Lead.

The officer's recommendation, inclusive of the delegated authority to amend the Unilateral Undertaking and remove condition 3, was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED:

- 1. That the application be approved;**
- 2. That delegated authority be given to the Head of Planning and Enforcement, in consultation with the Chairman and Labour Lead, to reword the Unilateral Undertaking and remove Condition 3.**

177.	<p>VINE HOUSE, HARLINGTON ROAD, HILLINGDON - 36297/APP/2018/2775 (Agenda Item 15)</p> <p>Change of use from office (Use Class B1) to adult educational centre (Use Class D1)</p> <p>Officers introduced the report, and confirmed that the application would have no detrimental impact on the amenities of the occupiers of neighbouring units, would not result in a significant increase in traffic, and would not have any detrimental impact on the openness of the Green Belt. The application was recommended for approval.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved.</p>
178.	<p>S106 QUARTERLY MONITORING REPORT (Agenda Item 16)</p> <p>Noted.</p>
179.	<p>ENFORCEMENT REPORT (Agenda Item 17)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That amended enforcement action be agreed as set out in the confidential minutes; and, 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 it issuing the formal breach of condition notice to the individual concerned. <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 1085 as amended).</i></p>
180.	<p>ENFORCEMENT REPORT (Agenda Item 18)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That amended enforcement action be agreed as set out in the confidential minutes; and, 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 it issuing the formal breach of condition notice to the individual concerned. <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</i></p>

information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1085 as amended).

181. **ENFORCEMENT REPORT** (*Agenda Item 19*)

RESOLVED:

1. That amended enforcement action be agreed as set out in the confidential minutes; and,
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 it 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 1085 as amended).

The meeting, which commenced at 7.00 pm, closed at 7.57 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.