

Minutes



NORTH Planning Committee

21 August 2019

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Duncan Flynn (Vice-Chairman), Jas Dhot, Martin Goddard, Becky Haggard, Henry Higgins, John Oswell, Raju Sansarpuri and Steve Tuckwell</p> <p>LBH Officers Present: Nicole Cameron (Legal Advisor), Anisha Teji (Democratic Services Officer), Richard Michalski (Highways Officer), Matt Kolaszewski (Planning Team Manager), Mandip Malhotra (Strategic and Major Applications Manager)</p>
46.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Carol Melvin with Councillor Steve Tuckwell substituting.</p>
47.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Steve Tuckwell declared a non-pecuniary interest in agenda item 10: Scouts Hut (702/APP/2018/4224) as he was a trustee of the Scouts Hut. He did not vote and left the room during the discussion of the item.</p>
48.	<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 on 17 July 2019 be approved as an accurate record, subject to removing Councillor Duncan Flynn as being recorded present at the meeting.</p>
49.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>It was confirmed that agenda item 7: Land Rear of Ducks Hill Road (73183/APP/2019/868) and agenda item 11: 26 Broadwood Avenue (16080/APP/2019/688) had been withdrawn from the agenda prior to the meeting.</p>
50.	<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 items 1 – 15 were marked as Part I and would be considered in public, while items 16 – 18 were marked Part II and would therefore be considered in private.</p>

51. **22 BREAKSPEAR ROAD SOUTH, ICKENHAM - 51947/APP/2019/1144** (*Agenda Item 6*)

Part two storey, part single storey side/rear extension, enlargement of roof space to create additional habitable roof space, creation of basement level, porch to front and single storey outbuilding to rear for use as a gym.

Officers provided an overview of the application, highlighted the addendum and made a recommendation for approval.

A petitioner spoke in objection of the application and provided a chronology of events. It was submitted that the revised amendments in the application were inadequate and the poor quality of plans did not address the concerns raised. The plans did not include key information, lacked in dimensions and there were inconsistencies. Reference was made to the petitioner's addendum document that was circulated to Members prior to the meeting, and it was explained that the bulk of the proposed development had not been resolved and there were uncertainties regarding the basement. It was submitted that the basement would provide non-essential living room space in an already large five bedroom property. It was further submitted that the development was unnecessary, inadequately planned and posed a risk on other properties. The Committee was urged to reject the application.

A representative for the applicant addressed the Committee and explained that there was no over dominance. The previous application was refused due to the size and bulk which failed to harmonise with the original dwelling. Following discussion with officers, a revised application was submitted with the removal of the two storey extension. There were already similar extensions in the street that had been approved and development would only be carried out during specific times to avoid causing disruption to neighbouring properties. It was submitted that, as highlighted in the officer's report, the proposed development would not have a detrimental impact on neighbouring properties and the basement plans had been assessed by officers who raised no objections. It was reiterated that any concerns could be secured by conditions and the property would not be used for rental purposes. The Committee was requested to uphold the planning officer's recommendation for approval.

Councillor John Hensley spoke as Ward Councillor and questioned whether a ground water assessment and shadow assessment had been undertaken.

It was clarified that the revised plans that had been circulated to Members were the correct plans and there were no discrepancies. A summary of key differences between the previous and current application was also provided for Members. Members were asked to only consider the verified documentation.

It was noted that the flood sustainable urban drainage (SuD) strategy had been conditioned pre commencement. Officers confirmed that they were confident that there would be no issues with flooding however the form that it would take still needed to be agreed. This would need to be approved prior to any commencement of works.

The relationship with neighbouring properties was discussed and Members were reasonably comfortable with the reduction in size and scale. Clarification was sought on the basement terrace area landscaping. The Committee noted that the applicant had taken steps to address previous concerns, and the application was now in compliance with policies. It was further noted that there was a favourable sun and day light assessment.

The Committee was satisfied that the suggested conditions would be robust. As such, the officer's recommendation was moved and seconded. Upon being put to a vote, there were six votes in favour of the motion and two abstentions.

RESOLVED: That the application be approved as per officer's recommendation subjecting to the amendment to condition 8 regarding the terracing around the basement and changes in the addendum.

52. **LAND REAR OF 40 DUCKS HILL ROAD, NORTHWOOD - 73183/APP/2019/868**
(Agenda Item 7)

This item was withdrawn prior to the meeting.

53. **53-55 THE BROADWAY, JOEL STREET, NORTHWOOD - 5564/APP/2019/675**
(Agenda Item 8)

Subdivision and part change of use of existing Drinks Establishment (Use Class A4) to create a Retail Shop (Use Class A1) with retention of existing Public House and associated alterations to shopfront.

Officers introduced the report, highlighted the addendum and made a recommendation for approval.

A petition in support of the application was submitted. The agent for the application addressed the Committee and explained that since 2016 the premises had been empty. The applicant had hoped to open the premises as a pub but the cost of renovation made this prohibitive. As a result, the local community was consulted and it was recognised that it was important to maintain this type of premises. It was noted that the previous owner had taken all the fittings and fixtures which had led to the predicted high costs of renovation. There had been offers to lease the premises from four viable operators who were all aware of the costs associated in renovating and operating the premises. The applicant was satisfied with all of the conditions suggested in the addendum and requested for the Committee to approve the officer's recommendation.

Another condition was suggested to link the two use classes together. Responding to Member questions, the applicant confirmed that four interested parties were keen to operate the premises as a pub. It was also confirmed that three of the proposals were from existing operators, two of whom operated premises locally and were experienced.

Members considered that this was a good application and noted that it played an important role in Northwood Hills when it was operational. The building had been empty for three years, in a poor condition and Members welcomed the proposals. The Committee took the view that this development would bring a positive asset to the community and stressed the importance of the conditions around deliveries and developments being opened at the same time.

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

RESOLVED: That the application be approved, subject to the changes in the addendum and delegated authority to the Head of Planning, Transportation and Regeneration to add an additional condition linking the use of the premises.

54. **39 WIELAND ROAD, NORTHWOOD - 22452/APP/2018/3575** (*Agenda Item 9*)

Part two storey front extension, first floor side extensions, single storey rear extension, detached outbuilding to rear for use as a gym/games room and alterations to elevations.

Officers introduced the application, highlighted the addendum and made a recommendation for approval.

A representative from Gateshill Resident Association spoke in objection of the application and referred to handouts which were circulated to Members prior to the meeting. It was submitted that proposals to allow the side extension to be flush with the front wall of the property did not comply with policy and several applications had been previously refused due to size, scale, bulk and design. The lack of an appearing subordinate was the primary objection to the plans as this would have a detrimental impact on the street scene and what was left of the original property. Concerns were also raised in relation to the lack of soft landscaping in the front and side garden, lack of sustainable drainage and the side facing windows. Although the latter matters could be addressed with conditions, the lack of subordinate of the side and front of the extension meant that the application should be refused.

Officers clarified that current guidance and policies confirmed that in detached and end of terrace houses two storey side extensions should be integrated with the existing house and there was no specific requirement for a setback at the front of the house.

Members agreed to add additional conditions in relation to obscure glazing and SuDs. Members noted that the plans were compliant, and although there was sympathy with residents, it would be difficult to refuse.

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

RESOLVED: That the application be approved as per officer's recommendation and changes in the addendum.

55. **4 SCOUTS HUT - 702/APP/2018/4224** (*Agenda Item 10*)

Erection of 1 x 4-bed detached dwelling, 1 x 3-bed detached dwelling and 2 x 3-bed semi-detached dwellings with associated parking and amenity space, involving demolition of existing Scout Hut. (AMENDED PLANS 28/05/19)

Officers introduced the report, highlighted the addendum and made a recommendation for approval and section 106.

Councillor John Riley, Ward Councillor for West Ruislip, addressed the Committee and highlighted that residents were concerned about the imperative to build and the ability to keep the area a nice place to live. It was submitted that this application was significant overdevelopment. Concerns were also raised in relation to the location and the likelihood of increased congestion. The Committee was urged to oppose the application.

Officers confirmed that date bases indicated that there would only be average traffic congestion and the proportion of increase was small. Officers were sympathetic with the concerns raised and could only rely on date bases indicate average traffic generation.

	<p>Although there was sympathy with residents, Members were considered that the application was well designed. The application was deferred due to the issue regarding trees and this had now been clarified.</p> <p>As such, the officer's recommendation, was moved, seconded and unanimously agreed the officer's recommendation.</p> <p>RESOLVED: That the application be approved as per officer's recommendation and changes in the addendum.</p>
56.	<p>26 BROADWOOD AVENUE, RUISLIP - 16080/APP/2019/688 (<i>Agenda Item 11</i>)</p> <p>This item was withdrawn prior to the meeting.</p>
57.	<p>197 FIELD END ROAD EASTCOTE, PINNER - 22149/ADV/2019/24 (<i>Agenda Item 12</i>)</p> <p>New fascia signs and lighting.</p> <p>Officers introduced the report, highlighted the addendum and made a recommendation for approval.</p> <p>Members moved, seconded and unanimously agreed the officer's recommendation.</p> <p>RESOLVED: That the application be approved as per officer's recommendation and changes in the addendum.</p>
58.	<p>197 FIELD END ROAD EASTCOTE, PINNER - 22149/APP/2019/1762 (<i>Agenda Item 13</i>)</p> <p>New shop front, signage, awnings, lights and shutters.</p> <p>Officers introduced the report, highlighted the addendum and made a recommendation for approval.</p> <p>Members moved, seconded and unanimously agreed the officer's recommendation.</p> <p>RESOLVED: That the application be approved as per officer's recommendation and changes in the addendum.</p>
59.	<p>12 KADUNA CLOSE, EASTCOTE - 52580/APP/2019/1852 (<i>Agenda Item 14</i>)</p> <p>Single storey rear extension to be used as a store.</p> <p>Officers introduced the report, highlighted the addendum and made a recommendation for approval.</p> <p>Members moved, seconded and unanimously agreed the officer's recommendation.</p> <p>RESOLVED: That the application be approved as per officer's recommendation and changes in the addendum.</p>

60.	<p>28 VICTORIA ROAD, RUISLIP - 74773/APP/2019/1367 (<i>Agenda Item 15</i>)</p> <p>Change of use from Use Class A1 (Shops) to physiotherapy clinic and yoga studio (Use Class D1/D2).</p> <p>Officers introduced the report, highlighted the addendum and made a recommendation for approval.</p> <p>Members moved, seconded and unanimously agreed the officer's recommendation.</p> <p>RESOLVED: That the application be approved as per officer's recommendation and changes in the addendum.</p>
61.	<p>ENFORCEMENT REPORT (<i>Agenda Item 16</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action, as recommended in the officer's report, be agreed; 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 purpose 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 1985 as amended).</i></p>
62.	<p>ENFORCEMENT REPORT (<i>Agenda Item 17</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action, as recommended in the officer's report, be agreed; 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 purpose 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 1985 as amended).</i></p>
63.	<p>ENFORCEMENT REPORT (<i>Agenda Item 18</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action, as recommended in the officer's report, be

agreed; 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 purpose 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 1985 as amended).

The meeting, which commenced at 7.30 pm, closed at 9.05 pm.

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.