

Minutes



NORTH Planning Committee

18 December 2019

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

	<p>Committee Members Present: Councillors Duncan Flynn (Vice-Chairman), Jas Dhot, Becky Haggan, Henry Higgins, Carol Melvin, John Oswell, Alan Chapman, Jazz Dhillon and Steve Tuckwell</p> <p>LBH Officers Present: Nicole Cameron (Legal Advisor), Matt Kolaszewski (Planning Team Manager), Anisha Teji (Democratic Services Officer), James Rodger (Head of Planning, Transportation and Regeneration) and Alan Tilly (Transport, Planning and Development Manager)</p>
96.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence received from Councillor Eddie Lavery with Councillor Steve Tuckwell substituting, Councillor Martin Goddard with Councillor Alan Chapman substituting and Councillor John Oswell with Councillor Jazz Dhillon substituting.</p>
97.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
98.	<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 dated 20 November 2019 be approved as an accurate record.</p>
99.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
100.	<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 the items of business marked Part I (items 1 – 9) would be considered in public and the item of business marked Part II (item 10) would be considered in private</p>

101. **LAND R/O 40 DUCKS HILL RD, NORTHWOOD - 73183/APP/2019/868** (*Agenda Item 6*)

Erection of 4-bed single storey dwelling with habitable basement with associated parking and amenity space and installation of crossover to Cygnet Close.

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

A petitioner in objection of the application addressed the Committee and referred to documents that had been circulated to Members and the applicant/agent prior to the meeting. It was noted that the application was fundamentally different from the original application that was rejected. Concerns were raised about over dominance, impact on street view particularly in Cygnet Close, significant harm the development would cause to the road and impact on neighbouring properties. It was submitted that the property was incongruous, contrary to local space and character, would cause harmful effect on the garden and would be different to neighbouring properties. The development would bring no meaningful benefit to the area and Members were asked to visit the property in person to view the concerns raised.

The agent for the application addressed the Committee and spoke in support of the application. It was noted that the application had been recommended for approval by officers and had been submitted nine months ago. The application had undergone a detailed analysis and changes following consultation with officers. It was noted that there were other properties in the area that were more visible. The applicant highlighted the conclusions in the officer's report and asked the Committee to agree the application as per officer's recommendation.

Members considered that the design was clever, made the best use of land and was sympathetic to its local surroundings. It was noted that a single storey basement was a good way to use the space. Some concerns were raised about the safety of the layout of the property although it was noted that this was a matter for building control.

Concerns were raised in relation to flooding and it was confirmed that the application had been considered by relevant officers and there were conditions proposed to address this. In relation to overlooking concerns, it was confirmed that this was not an issue as the height was already sufficiently low. It was further noted that some of the images in the petitioner's documentation were not to scale.

Delegated authority was requested to add an additional condition regarding construction management to ensure that construction vehicles accessing the property would be from Ducks Hill Close.

Members moved, seconded and unanimously agreed the officer's recommendation.

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 regarding construction management.

102. **26 HIGH STREET, HAREFIELD - 14889/APP/2019/2583** (*Agenda Item 7*)

Change of use from Use Class A1 (Shops) to a tattoo parlour (Sui Generis).

Officers introduced the application and made a recommendation for approval.

The officer's recommendation, was moved, seconded and unanimously agreed.

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

103. **LAND OF THE REAR OF 229 AND 229A VICTORIA ROAD, RUISLIP - 75052/APP/2019/2543 (Agenda Item 8)**

Demolish existing garage and outbuildings, remove concrete hard standing and construct one new (1 bedroom) house with side garden space. 1 parking space for New house, 2 No Parking spaces for 229 Victoria Road, and 1 parking space for 229A Victoria Road. Separate bin store and separate cycle store for 2 bikes.

Officers introduced the application and made a recommendation for refusal.

The officer's recommendation, was moved, seconded and unanimously agreed.

RESOLVED: That the application be refused as per officer's recommendation.

104. **NORTHWOOD HEALTH AND RACQUETS CLUB, DUCKS HILL ROAD, NORTHWOOD - 272/APP/2019/3001 (Agenda Item 9)**

Variation of condition 2 (Approved Plans)of planning permission 272/APP/2019/1164 dated 30/04/2019 to allow for minor amendments (Single storey rear extension, erection of an external spa garden to include 2 x one storey buildings for use as saunas and swimming pool with pool terrace).

Officers introduced the application and made a recommendation for approval.

The officer's recommendation, was moved, seconded and unanimously agreed.

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

105. **ENFORCEMENT REPORT (Agenda Item 10)**

RESOLVED:

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 7.00 pm, closed at 7.38 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.