

Minutes



CENTRAL & South Planning Committee

3 September 2019

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

	<p>Committee Members Present: Councillors Roy Chamdal (Vice-Chairman), Mohinder Birah, Nicola Brightman, Alan Chapman, Jazz Dhillon (in part), Janet Duncan (Labour Lead), Steve Tuckwell, Duncan Flynn and Simon Arnold</p> <p>Ward Councillors Present: Councillors Raymond Graham (Uxbridge North)</p> <p>LBH Officers Present: Kerrie Munro (Legal Advisor), Meghji Hirani (Planning Contracts & Planning Information), James Rodger (Head of Planning, Transportation and Regeneration), Armid Akram (Highways Development Control Officer) and Anisha Teji (Democratic Services Officer)</p>
38.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Ian Edwards, with Councillor Duncan Flynn substituting and from Councillor Shehryar Ahmad – Wallana, with Councillor Simon Arnold substituting.</p>
39.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
40.	<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 held on 6 August 2019 be agreed as a correct record.</p>
41.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
42.	<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 agenda items 1 – 13 were marked Part I and would be considered in public, and agenda items 14 – 16 were marked Part II and would be considered in private.</p>

43.	<p>51 SWEETCROFT LANE, HILLINGDON - 33932/APP/2019/2015 (<i>Agenda Item 6</i>)</p> <p>2 x two storey, 4-bed, detached dwellings with habitable roof space, associated parking and amenity space and installation of vehicle crossovers.</p> <p>Officers introduced the report, highlighted the addendum and made a recommendation for refusal.</p> <p>A petitioner spoke in objection of the application and supported all of the reasons for refusal in the officer's report. It was noted that the layout of the development would fail to harmonise with the local character of the area. It was submitted that if the application were approved this would set a precedent and access to the site could be easily managed by the current driveway. Concerns were raised about the loss of trees and the impact the development would have on the turning area in the road.</p> <p>A representative of the application addressed the Committee and asked for the scheme to be considered on its own merits. The location for the development was explained to the Committee and it was emphasised that no development was proposed in the rear garden area. It was highlighted that there were other properties in the nearby area broadly similar to the proposed development.</p> <p>Councillor Raymond Graham, Ward Councillor for Uxbridge North, addressed the Committee and spoke in support of the petitioners and local residents. Councillor Graham noted that the application was incongruous and contrary to local plans. The site was in an area of special local character and the development would have a detrimental impact. The Committee was asked to endorse the officer's recommendation.</p> <p>Responding to Member questions, officers noted that generally the special local character in the area was defined by space around buildings. There were no objections from Highways regarding the access road as it fully conformed with DfT requirements.</p> <p>The Committee commented that this application would be considered on its own merits.</p> <p>Members agreed the deletion of the wording existing "private rear" garden area from refusal reason 1. The officer's recommendation was moved, seconded and unanimously agreed.</p> <p>RESOLVED: That the application be approved subject to the amendment to refusal reason 1 in the report.</p>
	<p>COUNCILLOR JAZZ DHILLON</p> <p>Councillor Jazz Dhillon arrived and joined the meeting.</p>
44.	<p>LAND ADJACENT TO 5 LONGWALK ROAD, STOCKLEY PARK - 74552/APP/2019/330 (<i>Agenda Item 7</i>)</p> <p>Installation of underground pump equipment, small electrical cupboard, creation of layby and relocation of existing stone monoliths to the north.</p> <p>Officers introduced the report and made a recommendation for approval.</p>

Clarification was sought on whether the informative in the report was sufficient to address any contamination concerns. Officers confirmed that this was a cautionary informative and previous concerns had been considered and dealt with. It was noted that the application met the test for very special circumstances and that the lay by nearby was unlikely to be used for servicing and parking.

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

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

45. **TELECOMMUNICATIONS MAST AT JUNCTION OF WESTBOURNE ROAD AND UXBRIDGE ROAD - 74888/APP/2019/1982** (*Agenda Item 8*)

Removal of existing 12m high telecommunications mast and associated equipment, replaced by a 20m streetworks pole with 12 apertures, ground based equipment cabinets and associated works.

Officers introduced the report, provided an overview of the application and made a recommendation for refusal.

Clarification was sought on the number of cabinets required and whether any landscaping could be included. Officers confirmed that the given number was required to assist with the roll out of 5G and it would be difficult to landscape as the location was on the public highways.

Concerns were raised about the height of the new mast and its impact on the street scene. It was noted that 5G was the future and Members questioned whether taller masts would be more common in the future. Officers confirmed that this application was based on local and national planning policies. However, it was noted that a consultation had commenced with Government but this was not relevant to the application in question.

Members agreed to refuse the application with the additional refusal reason:

The proposed monopole, by virtue of its size and siting, and the proposed cabinets, by virtue of their siting and number, would create an obtrusive form of development which would add visual clutter to the street scene. As such, the proposal would not harmonise with the character of the area and would be detrimental to local visual amenities, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHB 21 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

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

RESOLVED: That the application with the additional refusal reason, be refused as per officer's recommendation.

46.	<p>TELECOMMUNICATIONS MAST AT LAND OPP COLERIDGE WAY - 74909/APP/2019/2104 <i>(Agenda Item 9)</i></p> <p>Removal of existing 11.7m high monopole, 3 antennas and 3 equipment cabinets and installation of 20m monopole, 12 antenna apertures and 9 equipment cabinets.</p> <p>Officers introduced the report, provided an overview of the application and made a recommendation for refusal.</p> <p>Members were mindful of the residential properties and the tree issues near the site, and as such, the officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be refused as per officer's recommendation.</p>
47.	<p>37 FAIRFIELD ROAD, UXBRIDGE - 20855/APP/2019/2072 <i>(Agenda Item 10)</i></p> <p>Part two storey, part single storey side/rear extension, single storey side extension, conversion of roofspace to habitable use to include 2 front dormers and 2 rear dormers</p> <p>Officers introduced the report, provided an overview of the application and made a recommendation 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 as per officer's recommendation.</p>
48.	<p>UNIT 240A, INTU UXBRIDGE HIGH STREET - 74688/APP/2019/955 <i>(Agenda Item 11)</i></p> <p>Change of use of part of Unit 240A from retail (Use Class A1) to restaurant/cafe (Use Class A3).</p> <p>Officers introduced the report, provided an overview of the application and made a recommendation for approval.</p> <p>A petitioner in support of the application addressed the Committee. It was highlighted that following an operation review of Waterstones, a request was made to reduce the size of the unit. Terms were agreed to allow Waterstones to remain in part of the premises by downsizing and the remaining part would be used for restaurant purposes. It was submitted that this addition would enhance the high street bringing long lasting benefits to Uxbridge and would secure Waterstones in the town centre. The petitioner provided further details about the proposed layout of the development.</p> <p>Responding to Members questions, it was confirmed that all the servicing for the unit would be done by the internal access on the first floor.</p> <p>The Committee considered that previous issues had been addressed. The officer's recommendation was moved, seconded, and unanimously agreed upon being put to a vote.</p> <p>RESOLVED: That the application be approved as per officer's recommendation.</p>

49.	<p>OXENEY COTTAGE THORNEY MILL ROAD, WEST DRAYTON - 40485/APP/2019/1922 <i>(Agenda Item 12)</i></p> <p>Erection of a detached, two storey building to create 4 x 1-bed self-contained flats with associated parking and installation of new crossover to front involving demolition of existing buildings.</p> <p>Officers introduced the report, highlighted the addendum and made a recommendation for approval. Officers confirmed that additional conditions could be added in relation to parking allocation and a construction logistics plan to ensure that construction vehicles would not be parked in a detrimental manner to free flowing traffic and the highway.</p> <p>The Committee noted that the addendum addressed some of the air quality concerns. It was also noted that the neighbouring site was a HGV site and Members were mindful of noise and air pollution for future occupiers of the buildings. Officers confirmed that as this was a new building scheme, the development would need to meet building regulations in relation to sufficient installation.</p> <p>Clarification was sought on the access to the rear of the property and officers confirmed that a landscaping condition could be formulated to ensure that the landscaping along the boundary was sufficient. Officers advised that a 2 m acoustic fencing could be specified as part of the condition.</p> <p>Concerns were raised regarding the operational hours of the neighbouring facility and it was confirmed that it was unlikely to be restricted.</p> <p>It was noted that the landscaping maintenance scheme was only for a period of five years as this was considered standard time for young trees to grown and maintain themselves.</p> <p>The officer's recommendation with additional conditions on a construction logistics plan and acoustic fencing was moved, seconded and, when put to a vote, there were seven votes in favour and one abstention.</p> <p>RESOLVED: That the application be approved and the Head of Planning and Enforcement be delegated authority to formulate wording for conditions in relation to parking allocation, construction logistics plan and acoustic fencing.</p>
50.	<p>163 HIGH STREET, YIEWSLEY - 15348/APP/2015/934 <i>(Agenda Item 13)</i></p> <p>Erection of second and third floors above the existing building to provide 9 self contained units (6 x 2 bedroom and 2 x 3 bedroom flats and 1 x 2 bedroom duplex), including a roof garden, and the extension/over cladding of the lift and stair core areas</p> <p>Officers introduced the report, provided an overview of the application and made a recommendation for refusal.</p> <p>It was noted that the application did not comply with any local planning and residential policies.</p> <p>The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.</p>

	RESOLVED: That the application be refused as per the officer's recommendation.
51.	<p>ENFORCEMENT REPORT (<i>Agenda Item 14</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action, as recommended in the officer's report, was 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 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 1, 2 and 7 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
52.	<p>ENFORCEMENT REPORT (<i>Agenda Item 15</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action, as recommended in the officer's report, was 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 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 1, 2 and 7 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
53.	<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, was 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 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</i></p>

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	The meeting, which commenced at 7pm, closed at 8.31 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.