

Minutes



CENTRAL & South Planning Committee

5 February 2020

Meeting held at Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW

	<p>Committee Members Present: Councillors Steve Tuckwell (Chairman), Shehryar Ahmad-Wallana, Mohinder Birah, Nicola Brightman, Alan Chapman, Jazz Dhillon, Janet Duncan (Labour Lead), John Morgan and Carol Melvin</p> <p>LBH Officers Present: Armid Akram (Highways Development Control Officer), Nicole Cameron (Legal Advisor), Meghji Hirani (Planning Contracts & Planning Information), Liz Penny (Democratic Services Officer) and James Rodger (Head of Planning, Transportation and Regeneration)</p>
119.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Roy Chamdal with Councillor Carol Melvin substituting.</p>
120.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Janet Duncan declared a non-pecuniary interest in item 16 as she was an O2 mobile network user living in the area and had experienced problems with reception. She remained in the room during discussion of the item but did not partake in the discussion or vote on the item.</p> <p>Councillor Jazz Dhillon declared a non-pecuniary interest in item 11. He remained in the room during the discussion but did not vote on the item.</p>
121.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS DATED 8 JANUARY AND 16 JANUARY 2020 (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meetings dated 8 January 2020 and 16 January 2020 be approved as an accurate record.</p>
122.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>It was noted that an Agenda B, which included an urgent late item, had been published in relation to this meeting.</p>
123.	<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>

It was confirmed that agenda items marked Part I would be considered in public and agenda items marked Part II would be considered in private.

124. **1 RAYNTON CLOSE, HAYES - 8096/APP/2019/3719** (*Agenda Item 6*)

Part two storey, part single storey side extension

Officers introduced the application advising that it did not comply with policy in terms of its width and orientation to the road. Members were informed that the proposed development would project significantly beyond the building line to the front and its width was excessive.

A petition in objection to the application had been received. The lead petitioner and Ward Councillor Fyfe were present but did not address the Committee as they had nothing further to add.

Members commented that the proposed development was clearly excessively large and therefore deemed to be unacceptable.

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

RESOLVED: That the application be refused.

125. **13A NORTH COMMON ROAD, UXBRIDGE - 74738/APP/2019/1181** (*Agenda Item 7*)

Erection of 5 two storey, 3-bed, attached dwellings with associated parking and amenity space, involving demolition of existing detached house.

Officers introduced the application and highlighted the additional information in the addendum. It was noted that this item had been deferred on 4 December 2019 for a site visit which took place on 7 January 2020. Members were advised that, since the visit, further plans had been received following concerns raised relating to whether the access road was consistent with the measurements provided on the proposed and existing plans and whether it could adequately serve the proposed development as well as existing road users. An appeal against non-determination had been submitted; the recommendation had taken this into account.

A petitioner spoke in objection to the application. Key concerns raised included:-

- The access way was a rural lane and was too narrow to serve the houses;
- The proposed development would be unsympathetic to local features and would not respect the rustic character of the Area of Special Local Character;
- The development would have a marked visual impact on the area;
- The officer's report made no reference to developments at numbers 12 and 15/16 where care had been taken to match the existing houses;
- The ecological impact of the scheme had to be taken into account;
- The proposed development was not suited to the site for a number of reasons - not solely because of access issues.

The applicant was not in attendance but had submitted a statement in support of the application which was read out by the Chairman. Key points highlighted included:-

- Land Registry Title Deeds Plans indicated that the actual width at the front of the

site was 4.6m;

- The measurements as stated in the officer's report were incorrect;
- The access road was 67m not 80m as stated in the report;
- Mini traffic lights could be used to manage traffic and ensure pedestrian safety;
- The Fire Brigade could potentially use smaller appliances to facilitate access and it was claimed that fire hoses could reach distances over 45m;
- BS 9991: 2015 was not mentioned in the report – the Fire Brigade accepted compliance with this as part of the fire engineering solution;
- The new Highways report included new policies which was unfair as the application had originally been recommended for approval in December 2019.

Ward Councillor Martin Goddard addressed the Committee in objection to the application citing solid reasons for refusal. He noted that the development at number 12 was for a 1 x 2-bed house only whereas the proposed development in question was for 5 x 3-bed houses. Councillor Goddard expressed concern regarding the increase in traffic and commented that traffic lights would not be feasible on this occasion. Moreover, although the proposed development was on backland, it would result in overlooking and urbanisation of the area. Additional ecological concerns were highlighted.

The Head of Planning and Enforcement reminded Members that this was a non-determination appeal. It was reported that the hedgerows were important in relation to the semi-rural feel of the area. The Committee was advised that a decision regarding retention of the hedgerows was key. If the hedgerows were to be retained, the access way to the houses at the rear would not be sufficiently wide.

In response to Members' requests for clarification, it was confirmed that both a wheel and digital instrument had been used on site to accurately measure the width of the access way. Members were informed that traffic lights would not be a viable option as they would be detrimental to the character of the area. Moreover, fire safety was a matter of some concern given the restricted width of the access way.

The Highways Engineer confirmed that the access way had been measured on the day of the meeting using a laser tool; the actual width was 4.07m narrowing to 4.06m – not 4.6m as suggested by the applicant. This measurement did not include the hedgerow; if said hedgerow were included, the access way narrowed to 3.2m. Members commented that this was unacceptable; concerns were raised regarding access for refuse vehicles, emergency vehicles and removal vans. Pedestrian safety was also a matter of considerable concern.

The Committee agreed that the hedgerows were an important part of the street scene and had to be retained. It was therefore agreed that authority be delegated to the Head of Planning and the Legal Advisor to word an additional reason for refusal in relation to retention of the hedgerows.

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

RESOLVED:

- 1) That the application be refused;**
- 2) That delegated authority be granted to the Head of Planning and the Legal Advisor to word an additional reason for refusal in relation to a requirement for the retention of hedgerows.**

126.	<p>RIDING STABLES, GOULDS GREEN - 26738/APP/2019/2207 (<i>Agenda Item 8</i>)</p> <p>Demolition of stables and erection of cattery pens (Use Class Sui Generis) and rebuilding of the office/store (part retrospective)</p> <p>Officers introduced the application and confirmed that it had been deferred at the Committee on 6 November 2019 for additional information. Further information had since been received from the agent and a Green Belt statement had been submitted to address the issue relating to the principle of development in the Green Belt. Members noted that the proposed development was not inappropriate, complied with Government guidance and would have no major impact on the Green Belt area.</p> <p>The officer's recommendation was moved, seconded and, when put to a vote, unanimously approved.</p> <p>RESOLVED That: the application be approved.</p>
127.	<p>GASKELL BUILDING, BRUNEL UNIVERSITY - 532/APP/2019/3271 (<i>Agenda Item 9</i>)</p> <p>Replacement of existing chiller plant located in an existing louvre screened external roof plant area and the addition of 2 flues to provide extract from the internal teaching spaces.</p> <p>Officers introduced the application which was recommended for approval.</p> <p>Members noted that the application site was located within the Green Belt but was of a minor scale; there was no impact on the openness of the Green Belt.</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>
128.	<p>LAND OPPOSITE THE GREEN, PORTLAND ROAD - 54903/APP/2019/1755 (<i>Agenda Item 10</i>)</p> <p>Replacement of existing 14.7m high monopole with a new 20m high monopole with diplexer cabinet supporting 12 antennas, the installation of six new equipment cabinets, the removal of four redundant equipment cabinets and development ancillary thereto.</p> <p>Officers introduced the application and highlighted the additional information in the addendum. Members were advised that the visual impact of the new monopole would be similar to that of the existing. It was noted that there would be a reduction in the number of cabinets.</p> <p>Members raised no objections to the application.</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 subject to the information in the addendum.</p>

129.	<p>H.P.H.3 HYDE PARK, HAYES - 67702/APP/2019/3665 <i>(Agenda Item 11)</i></p> <p>Removal of 2 existing telecoms masts and installation of 2 replacement 10m high masts and ancillary cabinets on roof of building.</p> <p>Councillor Jazz Dhillon declared a non-pecuniary interest in this item. He remained in the room during the deliberations but did not vote on the application.</p> <p>Officers introduced the application noting that the proposal was considered acceptable in visual terms and would not detract from residential amenity of highway safety. The application was recommended for approval.</p> <p>Members raised no objections observing that the proposed masts were similar in appearance to the existing.</p> <p>The officer's recommendation was moved, seconded and, when put to a vote, approved. Cllr Dhillon had expressed an interest therefore did not vote on this item.</p> <p>RESOLVED That: the application be approved.</p>
130.	<p>197 HIGH STREET, UXBRIDGE - 74868/APP/2019/3726 <i>(Agenda Item 12)</i></p> <p>Change of Use from retail (Use Class A1) to mixed use comprising restaurant / takeaway (Use Classes A3/A5)</p> <p>Officers introduced the application and highlighted the information in the addendum. It was noted that the proportion of frontage in the primary shopping area that remained in A1 use was 71.5% and, with the proposed change of use, would be reduced to 71.4%. The change of use would also result in frontage greater than 12m between A1 units which would not comply with Policy DMTC 2. However, it was considered that the proposed scheme would not harm the existing retail provision or function of the town centre as a whole.</p> <p>Members raised no objections. The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.</p> <p>RESOLVED That: the application be approved subject to the additional information in the addendum.</p>
131.	<p>UNIT 202, UPPER MALL, STATION WALK, INTU UXBRIDGE - 42966/APP/2019/3816 <i>(Agenda Item 13)</i></p> <p>Change of use from retail (Use Class A1) to a beauty treatment clinic (sui generis).</p> <p>Officers introduced the application and noted that it fully complied with policy.</p> <p>Members raised no objections. The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.</p> <p>RESOLVED That: the application be approved.</p>
132.	<p>ENFORCEMENT REPORT <i>(Agenda Item 14)</i></p> <p>RESOLVED:</p>

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.

This item is declared as exempt from publication as it involves the disclosure of information in accordance with Section 100(A) and **paragraphs 1, 2 & 7** of Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended), in that the report contains **information relating to any individual, information likely to reveal the identity of an individual and information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime** and that the public interest in withholding the information outweighs the public interest in disclosing it.

133. **ENFORCEMENT REPORT** (*Agenda Item 15*)

RESOLVED:

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.

This item is declared as exempt from publication as it involves the disclosure of information in accordance with Section 100(A) and **paragraphs 1, 2 & 7** of Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended), in that the report contains **information relating to any individual, information likely to reveal the identity of an individual and information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime** and that the public interest in withholding the information outweighs the public interest in disclosing it.

134. **BIGNELL HOUSE, HORTON PARADE HORTON ROAD YIEWSLEY - 49780/APP/2019/3545** (*Agenda Item 16*)

The temporary retention, for an 18-month period, of the existing 25 metre-high lattice tower supporting the 9 antennas, 1 transmission dish, 8 ground-based equipment cabinets and development ancillary thereto, all within the existing 2.4m high security fenced compound.

Councillor Janet Duncan declared a non-pecuniary interest in this item. She remained in the room during the deliberations but did not vote on the application.

Officers introduced the application advising Members that the temporary retention of the existing telecommunications lattice tower for an 18-month period was considered to be acceptable and would retain coverage until an appropriate permanent replacement

	telecommunications installation had been determined.
	Members raised no objections. The officers' recommendation was moved, seconded and, when put to a vote, approved. Councillor Janet Duncan had expressed an interest therefore did not vote on this item. RESOLVED That: the application be approved.
	The meeting, which commenced at 7.00 pm, closed at 8.17 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Liz Penny on 01895 250185. 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.