

## Minutes



### CENTRAL & South Planning Committee

4 June 2020

Meeting held at VIRTUAL - Live on the Council's YouTube channel: Hillingdon London

	<p><b>Committee Members Present:</b> Councillors Steve Tuckwell (Chairman), Alan Chapman (Vice-Chairman), Shehryar Ahmad-Wallana, Mohinder Birah, Nicola Brightman, Roy Chamdal, Farhad Choubedar, Jazz Dhillon and Janet Duncan (Labour Lead)</p> <p><b>LBH Officers Present:</b> Glen Egan (Office Managing Partner - Legal Services), Meghji Hirani (Planning Contracts &amp; Planning Information), James Rodger (Head of Planning, Transportation and Regeneration) and Luke Taylor (Democratic Services Officer)</p>
28.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
29.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Councillor Ahmad-Wallana declared a non-pecuniary interest in Items 8 and 9, as he had been engaged in a conversation with a relative relating to the application.</p> <p>Councillor Choubedar declared a non-pecuniary interest in Item 12, as he had discussed the application with residents at a Ward Surgery.</p>
30.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p><b>RESOLVED:</b> That the minutes of the meetings held on 14 May 2020 and 19 May 2020 be agreed as a correct record.</p>
31.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
32.	<p><b>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</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that Items 1-10 were marked Part I would be considered in public, and that Items 11-13 were marked Part II and would be considered in private.</p>
33.	<p><b>32 COWLEY ROAD, UXBRIDGE - 18881/APP/2019/3841</b> (<i>Agenda Item 6</i>)</p>

### **Two-storey rear extension.**

Officers introduced the application and noted the addendum.

The Democratic Services Officer confirmed that a petition had been received with 22 valid signatures, but there was no written representative received from the petitioners.

A written representation had been received by the agent and applicant. This stated that neighbouring property at 34 Cowley Road would still receive ample light with and without the proposed rear extension, which would also have little impact on the amenities of No. 34. Members heard that the application would not be out of character by virtue of its design and appearance, and would not lead to a loss of light, amenity or parking for The Hinton Road Spiritual Church.

The Committee also received a written representation from Councillor Judith Cooper, Ward Councillor for Uxbridge South. This representation stated that Councillor Cooper supported the petitioners' objection to the application, and fully endorsed the Officers' recommendation of refusal.

Members commented that the property at 34 Cowley Road would be overlooked by the proposed extension, and the application was beyond what the Council deemed as acceptable.

Responding to Councillors' questioning, Officers confirmed that while the application appeared in character and was acceptable in this regard, it would increase the length of the wall to 13m extension beyond the windows of 34 Cowley Road and this was deemed unacceptable.

The Committee moved, seconded and unanimously agreed the officer's recommendation at a vote.

**RESOLVED: That the application be refused.**

34. **HARMONDSWORTH ROAD, WEST DRAYTON - 70429/APP/2020/293** (*Agenda Item 7*)

**RESOLVED: That the application be approved, subject to delegated authority to the Head of Planning, Transportation and Regeneration to confirm an amendment to a condition. Installation of 20m monopole, 12 antenna apertures, relocation of one 600m dish and seven new equipment cabinets and the removal of the existing 17.5m monopole, three antennas, redundant equipment cabinets and development ancillary thereto.**

Officers introduced the report and noted that a correction be made to the application description, as it would include seven new equipment cabinets and not five, as previously mentioned.

Responding to Members' questioning, Officers confirmed that the application would result in an increase in cabinets from five to seven, but the new cabinets would cover a similar area to the existing cabinets, and as such it would not result in any additional visual clutter.

Councillors noted that Condition 6 could be amended to reduce the time it would take to remove the existing Cabinets from six months to three months, and it was proposed that this condition be amended to reflect this change.

The Committee moved and seconded a proposal to agree the officer's recommendation, subject to delegated authority to the Head of Planning, Transportation and Regeneration and Legal Officer to agree suitable wording to reflect a change in Condition 6 to remove the existing equipment cabinets within three months of the commencement of the use of the equipment, instead of the previously proposed six months.

This proposal was put to a vote, at which it was unanimously agreed.

**RESOLVED: That the application be agreed, subject to delegated authority to the Head of Planning, Transportation and Regeneration to amend Condition 6 to reflect a reduction in the length of time permitted to remove the existing apparatus / structures from the land from six months to within three months of the commencement of the use of the equipment hereby approved, and the land restored to its former condition before the development took place.**

35. **LAND REAR OF 122-123 HIGH STREET, UXBRIDGE - 6616/APP/2019/3268**  
(Agenda Item 8)

**Demolition of the existing car showroom building and the construction of a three-storey building with seven residential units (six two-bed and one one-bed), together with the creation of a new vehicular access point, car parking, landscaping and associated works.**

Councillor Ahmad-Wallana declared a non-pecuniary interest in this item and left the meeting for the discussion of the item.

This item was considered alongside Item 9.

Officers introduced the application, and noted it was very similar in size to the scheme approved at the site in 2014.

Responding to questioning from the Committee, Officers confirmed that one property would face a wall at the rear, but they believed the two large windows at the frontage of the property would ensure that the property received a suitable amount of natural light.

Officers noted that the disabled parking space was to the rear of the property and would be outlined in Condition 3, and Members asked Officers to ensure that this parking space was close to the building.

Members noted that Condition 3 required all the parking spaces to have passive electric charging points, but heard that these would need to be changed to active charging points to be operational. The Committee agreed that the application should have active electrical charging points, and it was proposed that two of these should be included in the application.

The Committee discussed the shortfall in amenity space at the properties, and officers noted that the shortfall in amenity space would need to be considered alongside the fact that the site was in a town centre and close to Fassnidge Park, in addition to the requirement of £9k in a S106 agreement for public realm improvements linked to the open space deficiency on site.

Councillors agreed that the amenity space shortfall was an on-balance decision, but noted the close proximity to Fassnidge Park and the town centre were adequate

replacements for the shortfall in this case.

The officers' recommendation, subject to an amendment to conditions to include two active electrical charging points in the car park, was moved, seconded and, upon being put to a vote, unanimously agreed.

**RESOLVED: That the application be approved, subject to an amendment to Condition 3 for the inclusion of two active electric charging points.**

36. **LAND REAR OF 122-123 HIGH STREET, UXBRIDGE - 6616/APP/2019/3269**  
(Agenda Item 9)

Councillor Ahmad-Wallana declared a non-pecuniary interest in this item and left the meeting for the discussion of the item.

This item was considered alongside Item 8.

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

**RESOLVED: That the application be approved.**

37. **CONCOURSE HALL, STATION ROAD - 532/APP/2020/757** (Agenda Item 10)

**Extension of current single row, ten bike docking station to create a 20-bike docking station.**

Officers introduced the scheme, and Members noted that they were very happy with the proposal, which was a good way to use land at the University and would support healthy living.

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

**RESOLVED: That the application be approved.**

38. **ENFORCEMENT REPORT** (Agenda Item 11)

**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.
39.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 12</i>)</p> <p>Councillor Choubedar declared a non-pecuniary interest in the and left the meeting for the discussion of the item.</p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li><b>1. That the enforcement action, as recommended in the officer’s report, was agreed; and,</b></li> <li><b>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.</b></li> </ol> <p>This item is declared as exempt from publication as it involves the disclosure of information in accordance with Section 100(A) and <b>paragraphs 1, 2 &amp; 7</b> of Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended), in that the report contains <b>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</b> and that the public interest in withholding the information outweighs the public interest in disclosing it.</p>
40.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 13</i>)</p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li><b>1. That the enforcement action, as recommended in the officer’s report, was agreed; and,</b></li> <li><b>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.</b></li> </ol> <p>This item is declared as exempt from publication as it involves the disclosure of information in accordance with Section 100(A) and <b>paragraphs 1, 2 &amp; 7</b> of Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended), in that the report contains <b>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</b> and that the public interest in withholding the information outweighs the public interest in disclosing it.</p>
	The meeting, which commenced at 7.03 pm, closed at 8.44 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Democratic Services on Telephone 01895 250636 - email (recommended) [democratic@hillingdon.gov.uk](mailto:democratic@hillingdon.gov.uk). Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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**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.**