

## Minutes



**CENTRAL & South Planning Committee**

**5 August 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> James Rodger (Head of Planning, Transportation and Regeneration), Neil Fraser (Democratic Services Officer), Meghji Hirani (Planning Contracts &amp; Planning Information) and Kerrie Munro</p>
58.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>None.</p>
59.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>None.</p>
60.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p>On Minute 46, 3 Newlyn Close, Members queried whether the application site was in a parking management scheme. Officers confirmed that the site was in such a scheme, and advised that the minutes should be amended to reflect this.</p> <p><b>RESOLVED – That the minutes of the meeting held on 01 July 2020 be approved as a correct record, subject to the above amendment.</b></p>
61.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
62.	<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 1-15 would be considered in public, with items 16-18 considered in private.</p>
63.	<p><b>39 STATION ROAD, WEST DRAYTON - 24730/APP/2019/3531</b> (<i>Agenda Item 6</i>)</p>

Officers introduced the report, highlighting that the application had been deferred from the Committee meeting in March 2020 to allow for a Member site visit to be held. Since then, a virtual site visit had been carried out on 17 July, which had shown that, despite a requirement for corrective structural and cosmetic works, the 1<sup>st</sup> floor would provide a reasonable standard of living for future occupiers. Officers advised that the application was recommended for refusal, as its approval would lead to the loss of residential units, contrary to Local Plan policy.

The Committee was reminded that, if Members were minded to overturn the officer's recommendation and approve the application, then sufficient supporting arguments would need to be made as to the economic benefits and importance of the restaurant to West Drayton High Street, and whether these benefits outweighed the loss of the residential unit.

By way of written submission, Councillor Stuart Mathers addressed the Committee as Ward Councillor for West Drayton in support of the application. Key points highlighted were:

- Over recent years, West Drayton has contributed significantly to the Council's housing target, with developments such as the old RAF site, Police Station, British Legion, and the replacement of a number of public houses.
- In contrast, West Drayton High Street had struggled to keep its retail and business units occupied and remain a vibrant offer to local residents.
- In an area with an abundance of fast food outlets and estate agents, the restaurant at 39 Station Road provides a positive alternative and popular choice for local residents.
- In what were increasingly difficult times for high streets, with restaurateurs struggling to survive due to the current pandemic and needing more space to serve customers whilst remaining financially viable, Councils need to do all they can to support businesses for a strong recovery.
- The proposed change of use provides much needed support for this business and the High Street, with relatively minimal impact on the overall number of residential units in the Borough.

By way of written submission, Councillor Jan Sweeting addressed the Committee as Ward Councillor for West Drayton in support of the application. Key points highlighted were:

- The officer's recommendation to refuse the application will not aid the future financial viability of this well regarded restaurant nor will it mean that the owner of the building will be undertaking the extensive refurbishment works necessary to enable the flat to be resurrected from its current poor state.
- Businesses on the High Street in West Drayton already face challenges to remain financially viable. With the current pandemic, this has gotten worse, and it is likely that many local businesses will be forced to close, especially businesses in the hospitality sector.
- Positano restaurant has a small interior where tables are situated close together. With social distancing measures imposed, the capacity of the restaurant will be significantly reduced if it is to keep to Government strictures.
- Allowing the restaurant to occupy the first floor may mean that it will be possible for it to continue to operate and remain financially viable.

Members discussed the application in detail, and referenced planning policy DMH1, which recommended that 'exceptional circumstances' should be taken into

consideration. Members felt that, in light of the current pandemic, such consideration was applicable in this instance. Members were minded to approve the application, on the basis that the restaurant provided clear and long lasting benefits to the Borough. It was highlighted that the restaurant was not part of a chain or a fast food outlet, but was instead a family-run business which acted as an anchor tenant, promoting further businesses to operate within the High Street. The restaurant also incentivised additional public footfall, and therefore an increased commercial spend within the area, and was therefore of benefit to the wider business community

Members highlighted that the restaurant was popular and well regarded, which could be seen in the petition of support received. It was felt that the restaurant required the first floor space to serve enough customers to remain financially viable while complying with the government's guidelines on social distancing during the pandemic.

However, Members sought additional conditions to mitigate any potential adverse impact on adjoining occupiers, such as additional noise and smell. Officers advised that the application could be conditioned to include additional noise attenuation, including a restriction on the hours of operation, while smells would not be an issue due to the proposed structural layout and use of existing flues/extractors, etc.

It was proposed that the application be approved, subject to additional conditions on noise and hours of use, with the wording of those conditions delegated to the Head of Planning in consultation with the Chairman and Opposition Lead. This was moved, seconded, and when put to a vote, unanimously approved.

**RESOLVED:**

- 1. That the application be approved, subject to conditions relating to hours of use and noise mitigation; and**
- 2. That delegated authority be given to the Head of Planning to determine the wording for the above conditions, in consultation with the Chairman and Opposition Lead.**

64. **BANNERMAN CENTRE, KINGSTON LANE - 532/APP/2020/1431** (*Agenda Item 7*)

Officers introduced the application, confirming that the proposal was recommended for approval for the reasons set out in the report.

Members supported the officer's recommendation, which was moved, seconded, and when put to a vote, unanimously agreed.

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

65. **QUAD NORTH BUILDING, BRUNEL UNIVERSITY, KINGSTON LANE - 532/APP/2020/1852** (*Agenda Item 8*)

Officers introduced the application, confirming that the proposal was recommended for approval for the reasons set out in the report.

Members supported the officer's recommendation, which was moved, seconded, and when put to a vote, unanimously agreed.

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

66.	<p><b>GROSVENOR PLAYING FIELDS, KINGSHILL AVENUE - 7129/APP/2020/424</b> <i>(Agenda Item 9)</i></p> <p>Officers introduced the application, confirming that the proposal was recommended for approval for the reasons set out in the report. It was highlighted that, as per condition 3, the colour of paint to be used was still to be agreed.</p> <p>Members discussed the application, and suggested an additional condition to prohibit advertisements on the site. It was suggested that the Head of Planning be delegated authority to agree the wording of this condition.</p> <p>The officer's recommendation, subject to the additional condition relating to advertisements, was moved, seconded, and when put to a vote, unanimously agreed.</p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li><b>1. That the application be approved, subject to a condition prohibiting advertisements on site; and</b></li> <li><b>2. That delegated authority be given to the Head of Planning to determine the wording of the above condition.</b></li> </ol>
67.	<p><b>CRIMSON COURT, 1390 UXBRIDGE ROAD - 11982/APP/2020/1576</b> <i>(Agenda Item 10)</i></p> <p>Officers introduced the application, confirming that the proposal was recommended for approval for the reasons set out in the report.</p> <p>Members discussed the application, and suggested an additional condition relating to the use and maintenance of the gate to the bin store, to ensure it was kept in good condition and was closed when not in use. It was proposed that the Head of Planning be delegated authority to agree the wording of this condition.</p> <p>The officer's recommendation, with the additional condition relating to the bin store gates as above, was moved, seconded, and when put to a vote, unanimously agreed.</p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li><b>1. That the application be approved, subject to a condition relating to the use and maintenance of the gate to the bin store; and</b></li> <li><b>2. That delegated authority be given to the Head of Planning to determine the wording of the above condition.</b></li> </ol>
68.	<p><b>TELECOMMUNICATIONS STREETWORKS MAST, LOMBARDY RETAIL PARK, UXBRIDGE ROAD - 60086/APP/2020/374</b> <i>(Agenda Item 11)</i></p> <p>Officers introduced the application and highlighted the addendum, which corrected the contents page of the agenda papers that erroneously listed the application as recommended for refusal. Officers confirmed that the application was recommended for approval, for the reasons set out in the report.</p> <p>Members discussed the application, and expressed concerns over the visual impact of the proposed mast and cabinets on the amenity of nearby residential units and on the street scene. Members felt that the application had not demonstrated a clear need for the equipment to be moved to a new site, and suggested that any such equipment should be sited near the commercial properties to the south.</p>

Members moved that the application be refused. This was seconded, and when put to a vote, unanimously agreed.

**RESOLVED:**

- 1. That the application be refused; and**
- 2. That the Head of Planning include detailed reasons for refusal within the decision notice.**

69. **1-3 BAKERS ROAD - 72219/APP/2019/3340** (*Agenda Item 12*)

Officers introduced the application, confirming that the proposal was recommended for approval for the reasons set out in the report.

Members supported the application, and particularly the additional affordable housing to be provided. In response to a query from the Committee, officers confirmed that a S106 payment had previously been received in lieu of amenity space on site, and there was no requirement for an additional payment due to this application.

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

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

70. **1 VINE STREET - 66021/APP/2020/1422** (*Agenda Item 13*)

Officers introduced the application and addendum, confirming that the proposal was recommended for approval for the reasons set out in the report.

Members supported the officer's recommendation, which was moved, seconded, and when put to a vote, unanimously agreed.

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

71. **1 CROFT CLOSE - 8901/APP/2020/581** (*Agenda Item 14*)

Officers introduced the application, confirming that the proposal was recommended for approval for the reasons set out in the report.

Members discussed the application, and suggested an additional condition relating to the protection of nearby trees. Officers confirmed that the trees were on Council owned land, and therefore welcomed such a condition.

The officer's recommendation, with the additional condition relating to the protection of nearby trees, was moved, seconded, and when put to a vote, unanimously agreed.

**RESOLVED: That the application be approved, subject to a condition relating to the protection of nearby trees.**

72. **S106 QUARTERLY MONITORING REPORT** (*Agenda Item 15*)

Officers introduced the report, and requested that Members note the contents.

Members noted the contents of the report, and requested that a further report detailing

the Community Infrastructure Levy (CIL) be brought to a future meeting of the Committee.

Officers confirmed that a report on CIL would be scheduled for a future meeting.

**RESOLVED:**

1. That the report be noted; and
2. That a report on the Community Infrastructure Levy (CIL) be brought to a future meeting of the Committee.

73. **ENFORCEMENT REPORT** (*Agenda Item 16*)

**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.

74. **ENFORCEMENT REPORT** (*Agenda Item 17*)

**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.

75. **ENFORCEMENT REPORT** (*Agenda Item 18*)

**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.

The meeting, which commenced at 7.00 pm, closed at 9.23 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.

**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.**