

Minutes



CENTRAL & South Planning Committee

5 November 2020

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

	<p>Committee Members Present: Councillors Steve Tuckwell (Chairman), Alan Chapman (Vice-Chairman), Shehryar Ahmad-Wallana, Mohinder Birah, Nicola Brightman, Roy Chamdal, Farhad Choubedar, Jazz Dhillon and Janet Duncan (Opposition Lead)</p> <p>LBH Officers Present: Meghji Hirani (Planning Contracts & Planning Information), Kerrie Munro, Liz Penny (Democratic Services Officer), James Rodger (Head of Planning, Transportation and Regeneration) and Alan Tilly (Transport Planning and Development Manager)</p>
112.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
113.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Jazz Dhillon expressed a non-pecuniary interest in agenda item 11 as he had had previous involvement with the case. Councillor Dhillon left the meeting during the discussion and did not vote on said item.</p>
114.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING DATED 1 OCTOBER 2020 (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meeting dated 1 October 2020 be approved as an accurate record.</p>
115.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
116.	<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 items 1 to 9 were in Part I and would be considered in public and items 10 to 12 were in Part II and would be considered in private.</p>
117.	<p>54 CHURCH ROAD, HAYES - 34556/APP/2020/2578 (<i>Agenda Item 6</i>)</p> <p>First floor rear extension and conversion of roofspace to habitable use to include a rear dormer and 2 x front rooflights.</p>

Officers introduced the application highlighting the fact that the property had already been extended to the side by way of a two storey side extension. It was confirmed that the proposal complied with all Council's policies and was recommended for approval. It was noted that, although large, the rear dormer would adjoin an existing large dormer to the neighbouring property.

At the request of Councillors, it was agreed that an additional condition would be drafted to remove rights to convert the property to an HMO at any point in the future. Members noted that Church Road was already busy and congested and an additional HMO would create additional parking stress.

It was agreed that delegated authority be granted to the Head of Planning to draft the additional condition.

The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed, subject to the addition of a condition restricting future use of the property to a single family dwelling.

RESOLVED:

- 1) That the application be approved; and**
- 2) That delegated authority be granted to the Head of Planning to draft an additional condition restricting future use to a single family dwelling.**

118. **159 CHARVILLE LANE, HAYES - 4734/APP/2020/1078** (*Agenda Item 7*)

Minor material amendment, involving the revision of the wording and timescale of Condition 2 (Landscape Scheme) of a planning permission ref. 4734/APP/2017/4236, dated 7/12/19: Erection of a replacement bungalow with associated access, parking and landscaping works (Part Retrospective) in order to allow a revised landscaping scheme to be submitted.

Officers introduced the application and highlighted the information in the addendum. It was noted that there was a complex planning history in relation to the site and enforcement action had been taken in the past. The current application was to vary the landscaping scheme as the new dwelling had already been approved. Members were informed that, as set out in the addendum, two revised plans had been received. These outlined further details in relation to the size of the shed and the height of the fence; they did not alter the layout. The addendum also set out an additional condition in relation to timescales. The application was recommended for approval.

Members enquired whether tree planting was included in the proposed scheme. It was confirmed that a number of trees would be planted at the rear boundary and to the front.

Members raised no further concerns regarding the proposal.

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

RESOLVED: That the application be approved.

119. **LAND FRONTING RENAISSANCE HOTEL, BATH ROAD - 57699/APP/2020/2728** (*Agenda Item 8*)

Installation of a 20m monopole, 12 no. antenna apertures, equipment cabinets, the removal of the existing 14.7m monopole, 3 no. antennas, redundant equipment cabinets and development ancillary thereto.

Officers introduced the application noting that this matter had previously been considered by the Central & South Planning Committee on 1 July 2020. It was confirmed that the application had been brought back to Committee since the previously approved scheme could not be progressed due to the presence of underground services. The revised scheme proposed to position the mast approximately 26m to the east of the previously agreed site. In terms of visibility, there was very little difference between the original and the proposed site.

Members were advised that it was considered necessary to revoke the previous planning permission in order to avoid the potential of having 2 x 20m monopoles within 26 metres of each other; hence A S106 Agreement was proposed to revoke the previously granted permission. In response to requests for further clarification from Committee Members, it was confirmed that permission to erect the mast would not be released until the S106 Agreement revoking the previously granted permission had been signed.

Members agreed to grant delegated authority to the Head of Planning to draft an additional condition regarding the removal of redundant equipment in the future.

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

RESOLVED:

- 1) That the application be approved; and**
- 2) That delegated authority be granted to the Head of Planning to draft an additional condition regarding the removal of redundant equipment in the future.**

120. **UXBRIDGE RADIO SITE, WATERLOO ROAD (TELECOMS) - 75897/APP/2020/2993**
(Agenda Item 9)

The removal of the existing 15m lattice mast and installation of a replacement 30m lattice mast accommodating 12 no. antenna, 4 no. satellite link dishes and ancillary radio equipment together with internal changes to cabinets within palisade fenced compound and ancillary development thereto.

Officers introduced the application noting that the proposed mast was extremely high and would be sited in a predominantly residential area and at the edge of the canal. It was felt it would have a detrimental impact on the character and appearance of the surrounding area and the application was recommended for refusal. The Committee was informed that the submitted plans were somewhat misleading as they had been prepared using different scales.

Members requested that reason for refusal 1 on page 45 of the agenda pack be strengthened to read "which would be visually harmful to the street scene, the Canal which bounds the site, the surrounding properties *and the wider area*". The Committee was advised that the hatched area surrounding the site indicated the existence of heritage assets - a Conservation Area, listed buildings and Canal. At the request of

Members, it was agreed that delegated authority be granted to the Head of Planning to draft an additional reason for refusal in relation to this.

The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed, subject to the agreed amendments to reasons for refusal.

RESOLVED:

- 1) That the application be refused; and
- 2) That delegated authority be granted to the Head of Planning to strengthen reason for refusal 1 and to draft an additional reason for refusal in relation to harm to local heritage assets (Conservation area, listed buildings and the Canal).

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

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.

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

Councillor Jazz Dhillon had expressed a non-pecuniary interest in this item as he had had previous involvement with the case. He left the meeting and did not participate in the discussions or voting on this application.

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.

123. **ENFORCEMENT REPORT** (*Agenda Item 12*)

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 8.03 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Liz Penny on Telephone 01895 250636 - email epenny@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.