

Minutes



CENTRAL & South Planning Committee

19 May 2020

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

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| | <p>Committee Members Present: Councillors Steve Tuckwell (Chairman), Alan Chapman (Vice-Chairman), Roy Chamdal, Shehryar Ahmad-Wallana, Mohinder Birah, Nicola Brightman, Jazz Dhillon, Janet Duncan (Labour Lead) and Farhad Choubedar</p> <p>LBH Officers Present: James Rodger (Head of Planning, Transportation and Regeneration), Neil Fraser (Democratic Services Officer), Meghji Hirani (Planning Contracts & Planning Information), Kerrie Munro (Legal Advisor) and Alan Tilly (Transport, Planning and Development Manager)</p> |
| 3. | <p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>None.</p> |
| 4. | <p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Choubedar declared a non-pecuniary interest in respect of item 7, as he had held discussions with petitioners at previous Ward Surgeries.</p> <p>Councillor Ahmad-Wallana declared a non-pecuniary interest in respect of item 20, as he knew the individual in question.</p> <p>The Councillors would remain in the meeting but would take no part in discussion or voting for these items.</p> |
| 5. | <p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meeting held on 4 March 2020 be approved as a correct record.</p> |
| 6. | <p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p> |
| 7. | <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> <p>It was confirmed that items 1-17 would be considered in public, and that items 18-25</p> |

would be considered in private.

8. **COVID-19: TEMPORARY PLANNING PETITION SCHEME CHANGES - WRITTEN REPRESENTATIONS IN LIEU OF PHYSICAL SPEAKING RIGHTS** (*Agenda Item 6*)

The Democratic Services Manager introduced the report which outlined temporary proposals to the Planning Petition Scheme in light of the COVID-19 pandemic. The Committee heard that the proposals included a temporary suspension of speaking rights for petitioners, applicants and agents, and it was proposed written representations would take the place of physical speaking rights where a valid petition had been received by the Council on a specific application. These written representations would then be read out to the Committee at the meeting.

Members were informed that these temporary changes would revert back to physical speaking rights with the resumption of traditional Committee meetings.

The officer's recommendation to approve the temporary change to the Planning Petition Scheme was moved, seconded, and upon being put to a vote, unanimously agreed.

RESOLVED: That, under the provision of Standing Order 16 (Committee Procedure Rules), the temporary suspension of Standing Order 13 (Committee Procedure Rules) and the immediate application of written representations, be approved.

9. **UNIT UX2, UXBRIDGE INDUSTRIAL PARK, ASHLEY ROAD, UXBRIDGE - 9117/ADV/2019/81** (*Agenda Item 7*)

Installation of 3 non-illuminated fascia signs

Officers introduced the report and addendum, which proposed a new condition prohibiting future illumination of the signs. Officers confirmed that, should the applicant seek to illuminate the signs in the future, then further planning permission would be required.

Officers considered that the application would not result in detrimental harm to the character or visual amenity of the surrounding area, or negatively impact upon nearby occupants or road users. The application was therefore recommended for approval.

A statement from a petitioner objecting to the application was read to the Committee. Key points included:

- The sign on the north face was superfluous, and only of use to residents of Cowley Mill Road who already knew where the building was located;
- With reference to paragraphs 1.2 and 1.4 of the Hillingdon Local Plan Part 1 – Strategic Policies, the sign on the north face of Unit 2 was contrary to paragraphs 1.2 and 1.4 in that it did not enhance the local environment or improve the new building. It was felt that the sign detracted from the building design.
- With reference to the Hillingdon Local Plan Part 2: Development Management Policies (2020) DMHB 13A, the proposal was contrary as the sign did not complement the visual amenity or character of the site and surrounding area, and contributed to cluttering the building frontage.
- It was requested that the Committee refuse the application, or approve with the

condition that the sign on the north face be removed.

Members considered that the application was acceptable. The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be approved.

10. **HILLINGDON MANOR SCHOOL, HARLINGTON ROAD, HILLINGDON - 3043/APP/2019/1788** (*Agenda Item 8*)

Erection of new single storey buildings/extensions, removal of three modular buildings, reconfiguration of car parking and pedestrian access arrangements and associated works (all within existing school's boundary) and change of use of part of adjoining open land (Use Class Sui Generis) to recreation, horticulture and related school use (Use Class D1) and associated new boundary treatment and storage building (Re-consultation to consider Ecological Protection and Enhancement Strategy)

Officers introduced the report and addendum, which included an amendment to Condition 5 regarding the submission of a landscaping scheme prior to above ground works. The application was considered to be visually acceptable, without significant detrimental impact on the character or appearance of the surrounding area, the residential amenity of nearby residential properties, or the openness of the Green Belt. The application was therefore recommended for approval.

A statement from the applicant was read the Committee. Key points included:

- The proposed development was to facilitate additional vocational opportunities for students with special educational needs, developing their employment, self-awareness, independence and communication skills.
- Following collaboration with Council officers, the original proposal was amended to remove proposed buildings and car parking from open land, instead seeking to change use of the land to enable recreational, horticultural and forestry use. This change of use did not constitute inappropriate development within the Green Belt.
- The new classroom and buildings were now situated within the confines of the existing school boundaries.
- Existing modular classroom buildings, and two other buildings, were to be removed.
- Site access and car parking arrangements would be approved.
- All proposals fully accorded with planning policies for development within the Green Belt.
- The proposed single storey development within the existing school site was limited infilling of previously developed land, and would not have a greater impact on the openness of the Green Belt.
- New buildings would not have a detrimental visual impact on the surrounding area.
- Improved and dedicated pedestrian access was being proposed, alongside additional cycle parking, disabled persons parking and electric vehicle charging points.
- It was requested that the application be approved.

Members sought clarity on the use and location of the proposed new café. Officers confirmed that the café would be for school use only, situated within the confines of the

existing school site.

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

RESOLVED: That the application be approved.

11. **QUAD NORTH BUILDING, BRUNEL UNIVERSITY, KINGSTON LANE, HILLINGDON - 532/APP/2020/590** (*Agenda Item 9*)

Installation of a new boiler flue and two vent louvres to allow installation of new heat-generating equipment

Officers introduced the report and addendum, which clarified the wording of condition 2. Officers confirmed that the proposed development was of a minor scale and relatively hidden within a roof top plant area, and therefore had no impact on the openness of the Green Belt. The application was recommended for approval.

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

RESOLVED: That the application be approved.

12. **THE CARPENTERS ARMS PH (1370), UXBRIDGE ROAD, HAYES - 7073/APP/2020/164** (*Agenda Item 10*)

Installation of a 20m monopole, 12 antenna apertures, 6 equipment cabinets, relocation of 300mm dish and the removal of the existing 18m monopole, 3 antennas, 4 redundant equipment cabinets and development ancillary thereto

Officers introduced the application, which was considered acceptable in visual terms, and was confirmed not to detract from residential amenity or highway safety. The application was recommended for approval.

Members were supportive of the application but sought to add additional conditions relating to the colour of the cabinets, as well as the addition of a timescale for the removal of equipment. It was agreed that the specifics of the new conditions be delegated to the Head of Planning to agree with the applicant.

The officer's recommendation, together with the additional conditions as outlined, was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be approved, subject to the addition of conditions relating to the colour of the cabinets and the timescales for removal of equipment.

13. **HOLLOWAY FARM, HARMONDSWORTH ROAD, WEST DRAYTON - 2688/APP/2020/264** (*Agenda Item 11*)

Retrospective application for the erection of a 1.8m security/boundary fence

Officers introduced the report, confirming that the proposed fence was considered to be of appropriate design, and was not considered to detract from the openness of the Green Belt. Subject to a condition requiring the removal of the original concrete fence posts within 3 months of the date of any permission, the application was recommended

for approval.

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

RESOLVED: That the application be approved.

14. **7 NORTHFIELD PARADE, STATION ROAD, HAYES - 20135/APP/2020/377**
(Agenda Item 12)

Change of use of ground floor from retail (use class A1) to launderette (use class Sui Generis) and alterations to shopfront

Officers introduced the application, which was considered not to result in a material impact on the appearance of the street scene, residential amenity, parking provision or traffic generation. The proposal was considered to preserve the character of the host building and wider area, and was therefore recommended for approval.

Members were supportive of the application, but sought to add a condition mandating that all activity at the site was to cease at 11pm.

The Officers recommendation, with the additional condition as outlined, was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be approved, subject to a condition mandating the cessation of all activity at 11pm.

15. **12 MOUNT ROAD, HAYES - 33037/APP/2019/655** *(Agenda Item 13)*

2 two storey dwellings, with associated amenity space, involving demolition of existing property

Officers introduced the report and highlighted the addendum, which recommended an additional condition relating to the prohibition of subdivision to form additional dwelling, or use in a multiple occupation, without express permission from the local authority. It was considered that the proposed development would not cause harm to the visual amenity of the site or surrounding area, would not exacerbate parking or traffic issues, and would provide an acceptable standard of living for future occupiers. The application was therefore recommended for approval.

Members asked whether the application could be amended to allow for additional parking space at the front of the property. Officers advised that amending the design would impact upon dwelling space, as well as adjoining occupiers. Instead, parking would be controlled through a S106 agreement. Officers confirmed that any failure of the applicant to enter into a S106 agreement would constitute grounds for refusal.

Members were supportive of the application, and the officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be approved.

16. **JUNCTION OF COWLEY ROAD AND COWLEY MILL ROAD, UXBRIDGE - 60730/APP/2019/3805** *(Agenda Item 14)*

The installation of a 20m monopole, 12 antenna apertures, 9 equipment

cabinets along Cowley Road, following the removal of the existing 12m monopole, 3 antennas and redundant equipment cabinets along Cowley Mill Road

Officers introduced the report, confirming that the proposed development was considered to increase street clutter, resulting in a detrimental impact on the character and appearance of the immediate street scene and the surrounding area. It was also considered that the proposal failed to retain and enhance the landscaping features of merit in this area, and that the applicant had failed to justify why the equipment was required in this location. In addition, the proposed development was located within flood zone 2, and the applicant had failed to take this constraint into account, and had failed to provide mitigation measures to secure continuing functionality. For these reasons, the application was recommended for refusal.

Members supported the reasons for refusal as set out in the report, and moved the officer's recommendation. This was seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be refused.

17. **LAND AT REAR OF 2-6 HORTON ROAD, YIEWSLEY - 71582/APP/2019/196**
(Agenda Item 15)

Installation of a 30m high lattice tower, supporting 12 antennas, 8 equipment cabinets and development ancillary thereto, all within a 2.4m high security fenced compound

Officers introduced the application, confirming that due to its height, the proposed tower was considered to result in a detrimental impact on the surrounding area, and would impact upon the outlook of future nearby residents. In addition, the proposal would result in the loss of two parking spaces for the approved development (ref: 71582/APP/2016/4582), and had failed to demonstrate that alternative sites for the permanent replacement telecommunications installation had been properly explored. For these reasons, the application was recommended for refusal.

Members supported the reasons for refusal as set out in the report, and the officer's recommendation was moved. This was seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be refused.

18. **55 FAIRFIELD ROAD, YIEWSLEY - 27831/APP/2019/3811** (Agenda Item 16)

Change of use from retail (Use Class A1) to beauty therapy and massage (Sui-generis) with external alterations

Officers introduced the application, confirming that the proposal was to bring a vacant unit back into service, which was not considered to result in a material impact on the appearance of the street scene or a loss of residential amenity. In addition, the demand for parking and traffic generation from the proposed use would not be significantly different from its previous use. It was therefore recommended that the application be approved.

Members highlighted that the application site was located in a residential area, and raised concerns that use of the site would result in noise for nearby residents. It was

suggested that the application be approved, subject to an additional condition mandating that all activity at the site was to cease at 10pm.

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

RESOLVED: That the application be approved, subject to a condition mandating cessation of all activity by 10pm.

19. **CYGNET WAY, HAYES - 62224/APP/2020/163** (*Agenda Item 17*)

Installation of a 20m monopole, 12 antenna apertures, 8 equipment cabinets, relocation of 300mm dish and the removal of the existing 18m monopole, 3 antennas, 4 redundant equipment cabinets and development ancillary thereto

Officers introduced the application, confirming that the proposed development would not add undue visual clutter to the street scene, and was therefore recommended for approval, subject to additional conditions relating to the colour of the cabinets, and timescales for the removal of equipment. It was confirmed that the towers would support 5G networks.

Members supported the application, with the additional conditions as outlined, and moved the officer's recommendation. This was seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be approved, subject to the addition of conditions relating to the colour of the cabinets and the timescales for removal of equipment.

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

RESOLVED:

- 1. That the enforcement action, as recommended in the officer's report, be 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 purpose of it issuing the formal breach of condition notice to the individual concerned.**

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 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).

21. **ENFORCEMENT REPORT** (*Agenda Item 19*)

RESOLVED:

- 1. That the enforcement action, as recommended in the officer's report, be 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 purpose of it issuing the formal breach of condition notice to the individual concerned.

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 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).

22. **ENFORCEMENT REPORT** (Agenda Item 20)

RESOLVED:

1. That the enforcement action, as recommended in the officer's report, be 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 purpose of it issuing the formal breach of condition notice to the individual concerned.

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 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).

23. **ENFORCEMENT REPORT** (Agenda Item 21)

RESOLVED:

1. That the enforcement action, as recommended in the officer's report, be 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 purpose of it issuing the formal breach of condition notice to the individual concerned.

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 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).

24. **ENFORCEMENT REPORT** (Agenda Item 22)

RESOLVED:

1. That the enforcement action, as recommended in the officer's report, be

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 purpose of it issuing the formal breach of condition notice to the individual concerned.

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 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).

25. **ENFORCEMENT REPORT** (Agenda Item 23)

RESOLVED:

1. That the enforcement action, as recommended in the officer's report, be 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 purpose of it issuing the formal breach of condition notice to the individual concerned.

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 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).

26. **ENFORCEMENT REPORT** (Agenda Item 24)

RESOLVED:

1. That the enforcement action, as recommended in the officer's report, be 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 purpose of it issuing the formal breach of condition notice to the individual concerned.

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 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).

27. **ENFORCEMENT REPORT** (Agenda Item 25)

RESOLVED:

1. That the enforcement action, as recommended in the officer's report, be 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 purpose of it issuing the formal breach of condition notice to the individual concerned.

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 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).

The meeting, which commenced at 7.00 pm, closed at 10.21 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@hillington.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.