

Minutes

North Planning Committee
7 p.m, Tuesday 8 December 2009
Meeting held at the Civic Centre, Uxbridge



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	<p>Members Present: Councillors Eddie Lavery (Chairman) Michael Markham (Vice-Chairman) Elizabeth Kemp Anita MacDonald Carol Melvin John Oswell Michael White</p> <p>Officers present: Natasha Dogra, Meg Hirani, James Rodger, Syed Shah and Sarah White.</p>
1.	<p>APOLOGIES:</p> <p>Apologies had been received from Councillors David Payne and Allan Kauffman. Councillors Michael White and Elizabeth Kemp attended in their place.</p>
2.	<p>DECLARATIONS OF INTEREST:</p> <p>None.</p>
3.	<p>MINUTES OF THE MEETINGS HELD ON 19 November 2009</p> <p>The minutes of the meeting were not yet available to consider.</p>
4.	<p>Matters that had been notified in advance or urgent:</p> <p>None</p>
5.	<p>EXCLUSION OF THE PRESS AND PUBLIC:</p> <p>It was agreed that all items of business were marked Part I and would be considered in public.</p>

Item
6.

Rear of 54 Swakeleys Drive, Ickenham

53998/APP/2009/1186

2 four-bedroom detached dwellings, 1 with detached double garage, associated parking and alterations to existing access road.

In accordance with the Council's constitution a representative of 1 petition received objecting to the proposal addressed the meeting. The applicant was also present at the meeting.

Points raised by the petitioners:

- The proposal would be out of character with the rural character of the area
- The proposal does not meet the concerns of the Inspector who dismissed a previous appeal
- Any new development must compliment or improve the area; this application does not do that.
- The location of the waste bins is an inadequate compromise as the location area is visible from Swakeleys Drive.
- The development would be detrimental to Swakeleys House's position on the Listed Buildings programme.
- Screening provided by trees will be detrimental to the open spacing of Swakeleys Drive.

Points raised by the applicant:

- The development will preserve the character of the area and will not affect the green belt area
- Gates have now been inserted in the long private driveway to reduce the length of the access drive.
- The bin collection point is screened
- The north-west boundary is screened significantly by hedges and trees.
- Additional trees will also be planted to provide extra screening
- Concerns of officers and petitioners should be satisfied with the efforts of the applicant and are not intrusive towards Swakeleys House.

Members queried the location of bins on the new plot and the distance bins would need to be moved by the applicant. Officers stated this distance would be between 60 to 70 metres.

In answer to an issue raised in relation to clarification of policies BE4 and BE5, Officers advised Members that this information was contained on pages 10 of the officer's report.

A member reported that if the committee were minded to refuse the application, as stated previously it would be difficult as to whether all the conditions listed in the officer's report would be attached by an Inspector.

After considering all the concerns the recommendation for approval was overturned and the recommendation for refusal was moved and seconded that the application be refused on grounds of concerns over the impact on Swakeleys House with 4 votes
RESOLVED - That the application be rejected due to the following reasons:

	<p>for and 2 votes against the decision.</p> <p>RESOLVED – That the recommendation for approval be overturned and the application be refused for the following reason:</p> <p>“The proposal, by reason of its proximity to the open grounds of Swakeleys House would result in a conspicuous form of development, which would unacceptably encroach into the open setting of Swakeleys House, a Grade 1 Listed Building. The proposal would therefore detract from the setting of the Grade 1 Listed Building contrary to Policy BE10 of the Borough's adopted Unitary Development Plan Saved Policies September 2007 and PPG15 (Planning and the Historic Environment).”</p>
<p>7.</p>	<p>10 Chiltern Road, Eastcote</p> <p>13772/APP/2009/1426</p> <p>Single storey rear extension with 2 rear rooflights and habitable roofspace above to include 2 rear dormers, enlargement and alterations to existing roof to include 2 side dormers and 3 rooflights to sides and 1 to front (involving demolition of existing rear conservatory)</p> <p>RESOLVED - That the application be approved as per the agenda, subject to the change to condition 5 set out on the Addendum sheet.</p>