

Minutes

CENTRAL & SOUTH PLANNING COMMITTEE

24 January 2012

Meeting held at Committee Room 5 - Civic Centre,
High Street, Uxbridge UB8 1UW



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors John Hensley (Chairman) Judith Cooper (Vice-Chairman) Wayne Bridges Janet Duncan Neil Fyfe Dominic Gilham Brian Stead</p> <p>LBH Officers Present: James Rodger – Head of Planning Matthew Duigan – Team Leader, Planning Manmohan Ranger – Highways Engineer Sarah White – Legal Services Natasha Dogra – Democratic Services Ian Thynne – Environmental Services</p>	
224.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Cllr Sansapuri and Cllr Ghei substituted.</p>	Action by
225.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Cllr Bridges declared a personal interest in Item 7 (Stockley Park Golf Course) as the site was situated in the ward where Cllr Bridges was a Ward Councillor (Botwell).</p>	Action by
226.	<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 4</i>)</p> <p>This was confirmed.</p>	Action by
227.	<p>STOCKLEY PARK GOLF COURSE 37850/APP/2011/46 (<i>Agenda Item 5</i>)</p> <p>Landscaping of existing golf course including planting, remodelling of landforms, and the enhancement and alteration of paths, greens, practice ground and fairways.</p> <p>Officers presented the report to the Committee and said the application</p>	Action by

	<p>sought permission for the landscaping of the existing golf course including planting, remodelling of landforms and the enhancement and alternation of paths, greens, practice ground and fairways. The Committee were informed that the application was partially retrospective with regard to some of the works.</p> <p>Some Members of the Committee did not feel comfortable making a decision regarding the site due to the history of the Golf Course and landfill site use. These Members felt that approving the application would send out the wrong message to member of public, as the site had been used for illegal and criminal activity in the past.</p> <p>Members asked Officers to describe the plants and density of the horticultural stock on the site. Officers said there were a number of different plant and shrub species proposed for the site, and highlight the areas where this stock would be placed on the site maps.</p> <p>Officers informed Members that they had visited the site earlier today and found that the site looked and felt like a Golf Course. Officers thought the site was playable and useable by golfers. Officers displayed photographs they had taken during their site visit and some Members of the Committee were pleased with the progress made on the site.</p> <p>Members asked Officers to:</p> <ol style="list-style-type: none"> 1. Amend condition 10 by inserting the words 'collated and' between the words 'be' and 'submitted' 2. Amend the replacement condition set out in the addendum by adding the following additional wording to the body of the condition: 'Any remediation works should be carried out strictly in accordance with details first approved in writing by the Local Planning Authority.' <p>It would proposed that the application be approved. This proposal was seconded and agreed with five votes for and two votes against the decision.</p> <p>Resolved – That the application be approved, subject to the conditions including the above amendments, and addendum sheet circulated at the meeting.</p>	<p><i>Matthew Duigan – Team Leader, Planning</i></p>
228.	<p>HEATHROW SUMMIT CENTRE SKYPORT DRIVE, HARMONDSWORTH 9420/APP/2011/2119 (<i>Agenda Item 6</i>)</p> <p>This item was withdrawn by the Head of Planning, Consumer Protection, Sport & Green Spaces prior to the meeting.</p>	<p>Action by</p>
229.	<p>9 BAXTER CLOSE 38913/APP/2011/90 (<i>Agenda Item 7</i>)</p> <p><i>A non-determination appeal had been lodged with respect to this application. As such the Committee were asked to advise what decision would have been made had the appeal not been lodged.</i></p>	<p>Action by</p>

	<p>Part two storey, part single storey detached building with habitable roof space to provide 4 two-bedroom back to back houses, with associated parking, amenity space and vehicle crossover to front involving demolition of existing detached dwelling.</p> <p>In accordance with the Council's constitution a representative of the petitioners in support of the application addressed the meeting.</p> <p>The petitioner made the following points:-</p> <ul style="list-style-type: none"> ▪ The proposed application did not pose any improvements to the building ▪ The application would not bring any advantageous effects to the site or surrounding area ▪ The plans of the site showed there was roof space living accommodation but did not highlight an escape route for emergency use. <p>Members informed petitioners that this Committee could only consider planning concerns – building safety would be considered by an application made to the Building Control Unit. Members asked petitioners whether they had pavement parking. Petitioners confirmed that they did due to congestion on the road.</p> <p>Members decided that had the non-determination appeal not been lodged they would be minded to refuse the application. This proposal was put forward, seconded and agreed unanimously.</p> <p>Resolved – That the application would have been refused had the non-determination appeal not been lodged.</p>	<p><i>Matthew Duigan – Team Leader, Planning</i></p>
<p>230.</p>	<p>ST DUNSTANS CHURCH HALL, CARFAX ROAD 64608/APP/2011/1280 (<i>Agenda Item 8</i>)</p> <p>This item was withdrawn by the applicant prior to the meeting.</p>	<p>Action by</p>
<p>231.</p>	<p>THE WOOLPACK 4766/APP/2011/1402 (<i>Agenda Item 9</i>)</p> <p>Change of use from ancillary public house car park to hand car wash (Sui Generis).</p> <p>Officers informed Members that the site was situated in the conservation area. The proposal posed a threat to the site, the nearby canal and associated wildlife due to run off from the car wash.</p> <p>Members asked Officers to add a refusal reason regarding the use of green belt land. Members asked Officers to amend refusal reason 1 to read as follows:</p> <p><i>'The proposal, by virtue of the design and siting (on Green Belt and near to the Grand Union Canal), would injure the visual amenities of the Green Belt and Grand Union Canal. Additionally the development fails to provide any compelling evidence to justify the inappropriate development in the Green Belt and as such is contrary to Policies OL1, OL2, OL5 and BE32 of the adopted Hillingdon Unitary</i></p>	<p>Action by</p>

	<p><i>Development Plan Saved Policies (September 2007).'</i></p> <p>It would proposed that the application be refused. This proposal was seconded and agreed unanimously.</p> <p>Resolved – That the application be refused, subject to the conditions as set out in the officer’s report and the addendum sheet circulated at the meeting</p>	<p><i>Matthew Duigan – Team Leader, Planning</i></p>
232.	<p>H.J. HEINZ CO. LTD, HAYES PARK 12853/APP/2011/1946 (<i>Agenda Item 10</i>)</p> <p>Installation of new cycle shelter.</p> <p>It would proposed that the application be approved. This proposal was seconded and agreed unanimously.</p> <p>Resolved – That the application be approved, subject to the conditions and informatives set out in the officer’s report and the addendum sheet circulated at the meeting</p>	<p>Action by</p> <p><i>Matthew Duigan – Team Leader, Planning</i></p>
233.	<p>ANSELL GARDEN CENTRE 1114/APP/2011/2683 (<i>Agenda Item 11</i>)</p> <p>Part change of use from ancillary to Use Class A1 (Shops) to Sui Generis for use as a hand car wash.</p> <p>Officers presented the report to the Committee. Members said this application did not affect the openness of the green belt land and were pleased with the proposal.</p> <p>Members asked Officers to add a separate condition to the application regarding the erection of permanent structures on the site. Members asked Officers to:</p> <ol style="list-style-type: none"> 1. Alter the description to read: use of part of Garden Centre car park as ancillary hand car wash. 2. Add the following condition: no structures shall be erected with out further approval in writing by the Local Planning Authority. <p>REASON To protect the visual amenities of the Green Belt and to accord with policy OL1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).</p> <p>It would proposed that the application be approved. This proposal was seconded and agreed unanimously.</p> <p>Resolved – That the application be approved, subject to the conditions as set out in the officer’s report and the addendum sheet circulated at the meeting</p>	<p>Action by</p> <p><i>Matthew Duigan – Team Leader, Planning</i></p>

234.	<p>ANSELL GARDEN CENTRE 1114/ADV/2011/89 (<i>Agenda Item 12</i>)</p> <p>Installation of 1 x non-illuminated vinyl banner, 4 x non-illuminated plaques, 1 x non-illuminated free standing sign</p> <p>Officers presented the report to Committee Members. Officer said the signage should be for directional purposes rather than business promotion. Members asked Officers to engage the application and determine suitable signage to be used on the site.</p> <p>It would proposed that the application be refused. This proposal was seconded and agreed unanimously.</p> <p>Resolved – That the application be refused, subject to the conditions and informatives set out in the officer’s report and the addendum sheet circulated at the meeting</p>	<p>Action by</p> <p><i>Matthew Duigan – Team Leader, Planning</i></p>
235.	<p>4 ELM LAWN CLOSE 66000/APP/2011/2532 (<i>Agenda Item 13</i>)</p> <p>Two storey side/ rear extension involving demolition of existing attached side garage and store.</p> <p>It would proposed that the application be approved. This proposal was seconded and agreed unanimously.</p> <p>Resolved – That the application be approved, subject to the conditions and informatives set out in the officer’s report and the addendum sheet circulated at the meeting</p>	<p>Action by</p> <p><i>Matthew Duigan – Team Leader, Planning</i></p>
236.	<p>QUARTERLY S106 MONITORING REPORT (<i>Agenda Item 14</i>)</p> <p>Resolved: The Quarterly Section 106 Monitoring Report was noted by the Committee.</p>	<p>Action by</p>
	<p>The meeting, which commenced at 7.00 pm, closed at 8.50 pm.</p>	

These are the minutes of the above meeting. For more information on any of the resolutions please contact Natasha Dogra on 01895 250693. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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