

Minutes

North Planning Committee

Thursday, 16 July 2009

Meeting held at Civic Centre, High Street,
Uxbridge UB8 1UW



Published on:

Come into effect on: Immediately (or call-in date)

Members Present:

Councillors Eddie Lavery (Chairman)

Alan Kauffman (Vice-Chairman)

David Allam

Officers Present:

Natasha Dogra

Manmohan Ranger

Meg Hirani

Jales Tippell

Sarah White

1. APOLOGIES FOR ABSENCE

Apologies received from Cllrs David Payne, Michael Markham, Carol Melvin and Anita MacDonald. Substitute Members were Cllrs Ann Banks, Tony Eginton, Elizabeth Kemp and Michael White.

2. DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING

Cllr Elizabeth Kemp declared a prejudicial interest in Item 11. Cllr Alan Kauffman declared a personal interest in Items 16 and 17. Both Members left the room when these items were discussed by Committee.

3. TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING

The minutes of the North Planning Committee meeting held on 2nd June 2009 were agreed as a correct record by Committee and signed by the Chairman.

4. MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT

None.

5. 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

All items were marked Part 1 and were considered in public.

6. 84 & 84A LONG LANE, ICKENHAM - 3231/APP/2009/556

ITEM	ADDRESS	WARD	DESCRIPTION
Item 6	84 & 84A Long Lane, Ickenham 3231/APP/2009/555	Ickenham	Erection of a new 2 storey building with front side and rear dormer windows comprising of nine two bed units and one single bed unit (involving demolition of two existing buildings)

Officers directed Members to the addendum sheet which stated that:

Condition 7 in the report should be amended to read:

“One parking space for wheelchair disabled occupiers as indicated on the plans hereby approved shall be constructed and marked out prior to occupation of the development and thereafter the parking space shall be permanently retained.”

Condition 17 should be deleted as Condition 9 already deals with cycle parking provision.

Officers requested that delegated powers be given to the Director of Planning and Community Services to grant planning permission subject to the conditions in the report. The officer’s recommendation for approval was moved, seconded and on being put to the vote was agreed.

RESOLVED – That the application be approved subject to changes to conditions set out in the addendum sheet.

7. 84 & 84A LONG LANE, ICKENHAM - 3231/APP/2009/555

ITEM	ADDRESS	WARD	DESCRIPTION
Item 7	84 & 84A Long Lane, Ickenham 3231/APP/2009/556	Ickenham	Demolition of two existing buildings and erection of a new 2 storey building with front side and rear dormer windows comprising of nine two bed units and one single bed unit (Conservation Area Consent)

Officers informed the Committee that they had agreed the previous item (Item 6) which approved the planning application for this site. This item (Item 7) should therefore also be agreed, as it requires the demolition of the current building on this site, to make way for the previously approved site (Item 6).

The officer’s recommendation for approval was moved, seconded and on being put to the vote was agreed.

RESOLVED – That the application be approved.

8. 29A SWAKELEYS ROAD, ICKENHAM -30377/APP/2009/650

ITEM	ADDRESS	WARD	DESCRIPTION
Item 8	29A Swakeleys Road, Ickenham 30377/APP/2009/650	Ickenham	Change of use of building from Class B1 (Office) use to a mixed use of Class B1, Class A1 (hairdressing), Class D1 (osteopathy, chiropody, acupuncture, physiotherapy, homeopathy, chiropracty, aromatherapy, reflexology and herbaltherapy) and Sui Generis Use (tattooing, manicures, depilation, botox and teeth whitening)

Representatives of a petition in objection to the development addressed the Committee. The applicant spoke in support of the application and requested the Committee to consider deferring this item until he had further information on how the site complies with the Disability Discrimination Act 2003.

The Conservation Area Advisory Member spoke in support of the application.

The Committee asked Officers whether the alleyway on the site complied with the DDA requirements. Officers informed the Committee that the alleyway was not wide enough at certain points and therefore did not comply with the DDA requirements.

The officer's recommendation for refusal was moved, seconded and on being put to the vote was agreed.

RESOLVED – That the application be refused

9. LAND REAR OF ST MATTHEWS CHURCH, FORGE LANE, NORTHWOOD - 62125/APP/2009/729

ITEM	ADDRESS	WARD	DESCRIPTION
Item 9	Land rear of St Matthews Church, Forge Lane, Northwood 62125/APP/2009/729	Northwood	3 two-bedroom terraced dwellings with habitable roof space and associated parking.

Officers directed Members to the addendum sheet which stated that an appeal against non-determination had been received. This changed the Officer recommendation from 'REFUSAL for the following reasons to *“Had an appeal for non-determination not been received, the application would have been refused for the following reasons:”*

Representatives of a petition in objection to the development addressed the Committee.

The officer’s recommendation for refusal, had the appeal for non-determination not been received, was moved, seconded and on being put to the vote was agreed.

RESOLVED – That the application would have been refused, had the appeal for non-determination not been received.

10. LAND REAR OF 81 - 93 HILLIARD ROAD, NORTHWOOD - 64786/APP/2009/452

ITEM	ADDRESS	WARD	DESCRIPTION
Item 10	Land rear of 81 - 93 Hilliard Road, Northwood 64786/APP/2009/452	Northwood Hills	Erection of 2 two storey buildings each comprising of two 2-bedroom maisonette flats, with associated car parking, cycle store and bin store involving demolition of existing buildings

Officers directed the Committee to the addendum sheet which stated:

- The following reason for refusal should be included in the recommendation: "The proposed dwellings, by reason of failing to provide units which would be easily adaptable for use by a wheelchair disabled person, or to Lifetime Home standards, fails to meet the needs of people with disabilities, contrary to Policy 3A.4 of the London Plan and the adopted Supplementary Planning Document HDAS: "Accessible Hillingdon." With regard to the comments in section 7.12 of the report, and whilst it is argued that the shortcomings expressed by the access officer can be overcome by condition in the case of an approval, it is considered that as the scheme is recommended for refusal an additional reason is appropriate.

- The Department of Education has advised that it is no longer seeking contributions from projects in Northwood Hill. Reason for refusal No. 6 should therefore be deleted and a new reason No.6 (see above) should be attached.

- Regarding the comments of the Highways Engineer on parking space number 6, the layout has been revised to accommodate the officer's concern. There is now a 6m turning point in front of the proposed parking spaces.

Representatives of a petition in objection to the development addressed the **Committee.**

The officer’s recommendation for refusal was moved, seconded and on being put to the vote was agreed.

RESOLVED – That the application be refused subject to the above changes.

11. COMPASS THEATRE & ARTS CENTRE, GLEBE AVENUE, ICKENHAM - 187/APP/2008/2807

ITEM	ADDRESS	WARD	DESCRIPTION
Item 11	Compass Theatre & Arts Centre, Glebe Avenue, Ickenham 187/APP/2008/2807	Ickenham	Internal alterations (Application for Listed Building Consent)

(Councillor Elizabeth Kemp declared a prejudicial interest in this item and left the room while the Committee discussion took place.)

The officer's recommendation for approval was moved, seconded and on being put to the vote was agreed.

RESOLVED – That the application be approved subject to reference to the GOL in the Officers' report.

12. 36 HIGHFIELD DRIVE, ICKENHAM< - 12536/APP/2008/1231

ITEM	ADDRESS	WARD	DESCRIPTION
Item 12	36 Highfield Drive, Ickenham 12536/APP/2008/1231	Ickenham	Erection of a two storey rear extension involving raising of the main roof height including one front and two rear dormers, and first floor part front extension (involving demolition of part of rear ground floor and conservatories)

The officer's recommendation for refusal was moved, seconded and on being put to the vote was agreed.

RESOLVED – That the application be refused.

13. SWAKELEYS HOUSE & HARRINGTON HOUSE, MILTON ROAD, ICKENHAM - 23202/F/81/1435

WITHDRAWN BY THE DIRECTOR OF PLANNING AND COMMUNITY SERVICES.

14. 78 JOEL STREET, NORTHWOOD - 65970/APP/2009/860

ITEM	ADDRESS	WARD	DESCRIPTION
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Item 14	78 Joel Street, Northwood 65970/APP/2009/860	Northwood Hills	Change of use from Class A1 Retail to Class A5 Hot Food Takeaway, involving alterations to shopfront and the installation of an extractor flue to the rear/side
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Officers directed Members to the addendum sheet which stated that the conclusion to the report is incorrect and should read:

“The loss of the A1 element would not undermine the range of goods and services available within the centre, as at least 50% of the frontage would still remain in retail use and the proposal would bring a vacant unit back into use. It is considered that the proposed change of use would not be contrary to policy S12 of the UDP (Saved Polices September 2007) and approval is therefore recommended.”

The officer’s recommendation for approval was moved, seconded and on being put to the vote was agreed.

RESOLVED – That the application be approved, subject to the above change to the report conclusion

15. ST JOHNS SCHOOL, POTTER STREET HILL, NORTHWOOD - 10795/APP/2009/513

ITEM	ADDRESS	WARD	DESCRIPTION
Item 15	St Johns School, Potter Street Hill, Northwood 10795/APP/2009/513	Northwood Hills	Extension & reconfiguration of existing timber fence enclosed compound to accommodate existing shed, new water storage tank & booster pump & recyclable waste store

The officer’s recommendation for approval was moved, seconded and on being put to the vote was agreed.

RESOLVED – That the application be approved.

16. 43 JUBILEE DRIVE, RUISLIP - 3799/APP/2009/723

ITEM	ADDRESS	WARD	DESCRIPTION
Item 16	43 Jubilee Drive, Ruislip 3799/APP/2009/723	South Ruislip	Erection of a single storey part rear extension

(Councillor Alan Kauffman declared a prejudicial interest in this item and left the room while the Committee discussion took place.)

The officer's recommendation for approval was moved, seconded and on being put to the vote was agreed.

RESOLVED – That the application be approved.

17. 45 JUBILEE DRIVE, RUISLIP - 49109/APP/2009/725

ITEM	ADDRESS	WARD	DESCRIPTION
Item 17	45 Jubilee Drive, Ruislip 49109/APP/2009/725	South Ruislip	Erection of a single storey part rear extension

(Councillor Alan Kauffman declared a prejudicial interest in this item and left the room while the Committee discussion took place.)

The officer's recommendation for approval was moved, seconded and on being put to the vote was agreed.

RESOLVED – That the application be approved.

18. S106 QUARTERLY MONITORING REPORT - UP TO 31 MARCH 2009

The Committee noted the report.

19. ANY ITEMS TRANSFERRED FROM PART 1

None.

The meeting closed at 21.00.

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