

Minutes

## NORTH PLANNING COMMITTEE

17 September 2013

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



HILLINGDON  
LONDON

	<p><b>Committee Members Present:</b> Councillors: Eddie Lavery (Chairman), John Morgan (Vice-Chairman) Michael Markham Carol Melvin David Yarrow David Allam (Labour Lead) Robin Sansarpuri Brian Stead</p> <p><b>LBH Officers Present:</b> James Rodger, Head of Planning, Green Spaces and Culture Matthew Duigan, Planning Service Manager Syed Shah, Highway Engineer Rory Stracey, Legal Advisor Danielle Watson, Democratic Services Officer</p>
79.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillor Raymond Graham with Councillor Brian Stead substituting.</p>
80.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>None.</p>
81.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING HELD ON 7 AUGUST 2013</b> (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 7 August 2013 were agreed as a correct record.</p>
82.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>The Chairman confirmed that Item 7 – 7 Nicholas Way, Northwood - 16461/APP/2013/1205 had been withdrawn from the agenda.</p>
83.	<p><b>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</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items would be considered in Part 1 public.</p>

84. **41 FRITHWOOD AVENUE, NORTHWOOD - 1891/APP/2013/1655** (*Agenda Item 6*)

**Demolition of existing dwelling & replacement with 2 x two storey, 5-bed, detached dwellings with associated parking and amenity space and alteration to existing vehicular crossovers to form one enlarged common crossover.**

Officers introduced the report and referred members to the addendum sheet that had been circulated. Officers informed the Committee that the principle of two new houses within the site was acceptable to officers and that proposed buildings and use would not be harmful to the character and appearance of neighbouring properties.

Members referred to the plans booklet and questioned the boundary distance. Officers informed Members that boundary treatment was conditioned and was included in the addendum.

Members questioned the amount of amenity space that would be available for future occupiers. Officers informed the Committee that both properties had 225m<sup>2</sup> of amenity space which was double the minimum requirement.

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

**Resolved –**

**a) That the Council enters into a legal agreement with the applicant under Section 106 of the 1990 Town & Country Planning Act (as amended) or other appropriate legislation to secure:**

**i) Educational facilities contribution of £12,796.**

**b) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Statement and any abortive work as a result of the agreement not being completed.**

**c) That planning officers be authorised to negotiate and agree details of the proposed Statement.**

**d) If the Legal Agreement/s have not been finalised before within 6 months of the date of this resolution, delegated authority be given to the Head of Planning, Green Spaces and Culture to refuse planning permission for the following reason:**

**'The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of capacity enhancements in educational facilities). The proposal therefore conflicts with Policy R17 of the adopted Local Plan and the Council's Planning Obligations SPG.**

**e) That subject to the above, the application be deferred for determination by the Head of Planning, Green Spaces and Culture under delegated powers, subject to the completion of the agreement.**

**f) That if the application is approved, the conditions and informatives in the officer's report be attached and the changes in the Addendum.**

85.	<p><b>7 NICHOLAS WAY, NORTHWOOD - 16461/APP/2013/1205</b> (<i>Agenda Item 7</i>)</p> <p><b>Two storey, 6-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling.</b></p> <p><b>Resolved – The application was withdrawn by the applicant.</b></p>
86.	<p><b>THE OLD QUARRY, SPRINGWELL LANE, RICKMANSWORTH - 15220/APP/2011/714</b> (<i>Agenda Item 8</i>)</p> <p><b>Storage and distribution of inert waste in place of virgin material (Retrospective Application).</b></p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>Officers highlighted that condition 5 should read ‘Saturday’ rather than ‘Friday’.</p> <p>The recommendation for approval was moved, seconded and on being put to the, vote was agreed.</p> <p><b>Resolved – That the application be approved, subject to the conditions and informatives set out in the officer’s report and addendum sheet circulated at the meeting.</b></p>
	<p>The meeting, which commenced at 7.16 pm, closed at 7.25 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Danielle Watson on Democratic Services Officer - 01895 277488. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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