

Minutes

NORTH PLANNING COMMITTEE

28 August 2013

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



	<p>Committee Members Present: Councillors Eddie Lavery (Chairman) John Morgan (Vice-Chairman) Raymond Graham Michael Markham David Yarrow David Allam (Labour Lead) Robin Sansarpuri Brian Stead</p> <p>LBH Officers Present: James Rodger, Head of Planning, Sports and Green Spaces Meghji Hirani , Planning Contract and Planning Information Syed Shah, Principal Highway Engineer Tim Brown, Legal Advisor Charles Francis, Democratic Services</p>	
66.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Cllr Carol Melvin. Cllr Brian Stead acted as substitute.</p>	
67.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>	
68.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>The minutes of 18 July 2013 were agreed as an accurate record.</p>	
69.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>The Chairman confirmed that Item 10 - Land Rear of 81-93 Hilliard Road, Northwood - 64786/APP/2013/1434 had been withdrawn from the agenda by the Head of Planning.</p>	
70.	<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>	

	All items were considered in Part I, with the exception of items 12 and 13 which were considered in Part II.	
71.	<p>135 SWAKELEYS ROAD, ICKENHAM 380/APP/2013/1450 (Agenda Item 6)</p> <p>Erection of two storey building with habitable roof space for use as 5 x 2-bed self contained flats with associated parking and amenity space, installation of bin and cycle stores and removal of existing front vehicular crossover</p> <p>Officers introduced the report and highlighted the changes as set out in the addendum.</p> <p>At the start of the item, as the petitioner was unable to attend the meeting, the Chairman summarised their letter of objection and the following points were highlighted:</p> <ul style="list-style-type: none"> • The proposal was not appropriate for the neighbourhood. • The proposal was not set properly away from No. 137 for its full height • The proposal was higher than the neighbouring/approved buildings • The proposal would have a detrimental impact on street scene. • The proposal would cause an number of traffic issues including: increased on street parking, making the access route dangerous thereby causing potential danger to traffic/pedestrians (including school children) <p>The applicant raised the following points:</p> <ul style="list-style-type: none"> • The proposal had been reduced in size. • The design of the proposal had been altered and incorporated Velux windows rather than Dormers. • The site was situated on Swakeley's Road, and not Thornhill Road as listed in the officer report. • The proposal was smaller than surrounding dwellings. • The height of the wall surrounding the site would be reduced in height. • The applicant was keen to work with Planning Officers to ensure the design improved the street scene. <p>Members discussed the item and agreed that the design would harmonise with the street scene and would not be detrimental to the local area.</p> <p>The recommendation for approval subject to a Section 106 Agreement was moved, seconded and on being put to the, vote was unanimously agreed.</p> <p>Resolved – That the application be unanimously approved.</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>
72.	<p>LAND TO REAR OF 94-96, GREEN LANE, NORTHWOOD 66134/APP/2012/718 (Agenda Item 7)</p>	<p>Action by</p>

	<p>2 x Two storey 5-bedroom semi-detached dwellings with habitable roofspace with associated parking and amenity space and the installation of a vehicular crossover</p> <p>In accordance with the Council's constitution a representative of the petition received in objection to the proposal was invited to address the meeting. The following points were raised:</p> <ul style="list-style-type: none"> • If approved, the application would remove a green lung from Ashurst Close and the surrounding area. • The proposal amounted to garden grabbing • The proposal would have a detrimental impact on trees which • This application was not much different from original. • Roof lights would not be visible from street scene. • Property opposite had a large crown roof which was refused but then overturned on appeal by the Planning Inspectorate. <p>The representative of the applicant raised the following points:</p> <ul style="list-style-type: none"> • The size and scale of the proposal had been reduced in size and would comply with existing guidance • The applicant was prepared to plant the requisite number of trees to provide screening and was confident that existing trees could be protected during the construction phase of the proposal. • Surrounding properties would not suffer from further lack of light due to overshadowing. • The applicant was prepared to make the necessary Section 106 contributions for the benefit of the local community. <p>In discussing the application, Members agreed that the proposal involving the loss of garden land was inappropriate and amounted to a case of garden grabbing.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved - That the application be refused.</p>	<p>James Rodger & Meg Hirani</p>
<p>73.</p>	<p>LAND REAR OF 41 AND 43 THE DRIVE, NORTHWOOD 68458/APP/2013/1405 (Agenda Item 8)</p> <p>2 x two storey, 4-bed, detached dwellings with associated amenity space and parking and installation of vehicular crossover</p> <p>In accordance with the Council's constitution a representative of the petition received in objection to the proposal was invited to address the meeting. The following points were raised:</p> <ul style="list-style-type: none"> • Some of the trees in an area of special local character had already been felled by the applicant. • Concerns were raised because the applicant had not mentioned their intentions for the rest of the site. • The proposal would increase the number of vehicles in the road. 	<p>Action by</p> <p>James Rodger & Meg Hirani</p>

	<ul style="list-style-type: none"> • Community vehicles and emergency services already struggled to access existing dwellings and this problem would be exacerbated by an increased number of dwellings. • Due to the steep slope away from The Drive, the proposal would necessitate the removal of a considerable amount of earth. The excavation works would have a negative impact on tree roots. • Local residents were also concerned about the possibility of subsidence and potential changes to the water table. • Additional development would place additional stress on the drainage system which was already stressed. <p>A representative of the applicant did not attend the meeting.</p> <p>In discussing the application, Members agreed that the proposal involving the loss of garden land was inappropriate and amounted to a case of garden grabbing.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved - That the application be refused.</p>	
74.	<p>GARAGES ADJACENT TO 27, LEES PARADE, NORTHWOOD 69195/APP/2013/1310 (<i>Agenda Item 9</i>)</p> <p>2 x two storey, 4-bedroom, semi-detached dwellings with associated parking and amenity space and enlargement of vehicular crossover to front, involving demolition of existing garages</p> <p>Officers introduced the report and highlighted the changes as set out in the addendum. During the course of the officer presentation the following amendments were proposed:</p> <p>That Condition 7 be amended to read:</p> <p><i>No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -</i></p> <ol style="list-style-type: none"> <i>1. Details of Soft Landscaping</i> <ol style="list-style-type: none"> <i>1.a Planting plans (at not less than a scale of 1:100),</i> <i>1.b Written specification of planting and cultivation works to be undertaken,</i> <i>1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate</i> <i>2. Details of Hard Landscaping</i> <ol style="list-style-type: none"> <i>2.a Means of enclosure/boundary treatments</i> <i>2.b Hard Surfacing Materials</i> <i>2.c External Lighting</i> <i>3. Schedule for Implementation</i> 	<p>Action by</p> <p>James Rodger & Meg Hirani</p>

	<p><i>Thereafter the development shall be carried out and maintained in full accordance with the approved details.</i></p> <p>REASON <i>To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).</i></p> <p>In addition, officers also proposed the following additional condition be added:</p> <p><i>All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.</i></p> <p>REASON <i>To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Local Plan: Part Two saved UDP Policies (November 2012).</i></p> <p>In discussing the application, Members queried whether there was sufficient space for refuse vehicles to enact a turn within the development. In response, the Highways officer confirmed that there was adequate space. Members agreed that the proposal was an attractive scheme and supported the concept of the scheme.</p> <p>It was moved, seconded and on being put to the vote agreed that the application be approved.</p> <p>Resolved –</p> <p>That the application be approved as per the agenda and addendum subject to a Section 106 Agreement.</p>	
75.	<p>LAND REAR OF 81-93, HILLIARD ROAD, NORTHWOOD 64786/APP/2013/1434 <i>(Agenda Item 10)</i></p> <p>2 x two storey, 3- bed detached dwellings with associated parking and amenity space, involving demolition of existing material shed, office building and material storage shelter</p> <p>The item was withdrawn from the agenda by the Head of Planning.</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>
76.	<p>LAND ADJACENT TO 1, ST CATHERINES ROAD, RUISLIP 33892/APP/2013/1337 <i>(Agenda Item 11)</i></p> <p>Officers introduced the report and highlighted the changes set out in the addendum. During the course of the officer presentation the following amendments were proposed:</p> <p>That Section 2.1 (i) (a) of the S106 heads of terms should be amended as follows:</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>

A contribution of £12,796.00 towards capacity enhancements in local educational establishments made necessary by the development;

2. Condition 11 should be amended to read:

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Means of enclosure/boundary treatments

2.b Hard Surfacing Materials

2.c External Lighting

3. Schedule for Implementation

4. Other

4.a Existing and proposed functional services above and below ground

4.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

In addition that the following additional informative was recommended:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Resolved –

That the application be Approved as per agenda and addendum subject to a Section 106 – Agreement.

77.	<p>ENFORCEMENT REPORT (<i>Agenda Item 12</i>)</p> <p>The recommendations as set out in the officer's report was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved:</p> <p>1. That the enforcement actions as recommended in the officer's report be agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>The report relating to this decision is not available to the public because it contains information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; and (b) to make an order or direction under any enactment and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>
78.	<p>ENFORCEMENT REPORT (<i>Agenda Item 13</i>)</p> <p>The recommendations as set out in the officer's report was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved:</p> <p>1. That the enforcement actions as recommended in the officer's report be agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>The report relating to this decision is not available to the public because it contains information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; and (b) to make an order or direction under any enactment and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>
<p>The meeting, which commenced at 8.00 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 Charles Francis on 01895 556454. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.