

Minutes

CENTRAL & SOUTH PLANNING COMMITTEE

24 September 2013

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

HILLINGDON
LONDON

	<p>Committee Members Present:</p> <p>Councillors John Hensley (Chairman), Judith Cooper (Vice-Chairman), Wayne Bridges, Neil Fyfe, Brian Stead and Mo Khursheed (Labour Lead)</p> <p>Officers Present:</p> <p>James Rodger – Head of Planning, Sports and Green Spaces Manmohan Ranger – Highways Engineer Adrien Waite - Major Applications Manager Tim Brown – Legal Services Gill Oswell – Democratic Services</p>
1.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillor Janet Duncan with no substitute. Councillor Dominic Gilham was not present at the meeting.</p>
2.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor John Hensley declared a non pecuniary interest in Item 9 – Jacques Building Brunel University, as an Academic Advisor to Brunel University and left the meeting whilst the application was discussed.</p> <p>Councillor Mo Khursheed declared a non pecuniary interest in Item 7 – 9 Princes Park Road, Hayes as he had given advice to the applicant at a ward surgery and left the meeting whilst the application was discussed.</p>
3.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING HELD ON 13 AUGUST 2013 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 13 August 2013 were agreed as a correct record.</p>
4.	<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> <p>It was confirmed that all items would be in Part 1 except Item 14 & 15 which were discussed in private.</p>
5.	<p>14 MILTON CLOSE, HAYES 16558/APP/2013/1731 (<i>Agenda Item 6</i>)</p> <p>Two storey side extension and part two storey part single storey rear extension, involving the demolition of existing single storey side extension.</p> <p>This application was withdrawn from the agenda by the Head of Planning.</p>

6.	<p>9 PRINCES PARK PARADE, HAYES 23300/APP/2013/1491 (Agenda Item 7)</p> <p>Change of use to a House in Multiple Occupation (Use Class C4) (Part Retrospective)</p> <p>In answer to a question raised by members officers informed the committee that the premises had been converted without planning permission, there had been previous enforcement action and a prosecution on this site.</p> <p>It was moved and seconded that the application be refused for the reasons set out in the officers report and on being put to the vote refusal was agreed.</p> <p>Resolved – That the application be Refused for the reasons set out in the officer’s report and an additional informative set out on the addendum sheet circulated at the meeting.</p>
7.	<p>LAND BY LAKE FARM, DAWLEY ROAD, HAYES 56240/APP/2013/2216 (Agenda Item 8)</p> <p>Replacement of existing 15m high monopole with a new 15m high monopole with 3 antennas and replacement of 3 existing equipment cabinets with 2 new equipment cabinets.</p> <p>In answer to a question by members officers informed the committee that as permission would be given under Part 24 of the General Permitted Development Order this required the equipment to be removed once it was no longer required.</p> <p>Recommendation A) and B) were moved, seconded and on being put to the vote it was,</p> <p>Resolved – A) That Prior Approval was required and B) Approval was agreed.</p>
8.	<p>ELLIOTT JAQUES BUILDING, BRUNEL UNIVERSITY, KINGSTON LANE, HILLINGDON 532/APP/2013/1586 (Agenda Item 9)</p>
	<p>Single storey structure to accommodate 3 x test chambers and associated roof plant for a temporary period of 10 year, following demolition of existing building.</p> <p>Councillor Judith Cooper, Vice-Chairman, chaired the meeting for this item.</p> <p>A member asked whether the structure would be visible from Kingston Lane and if so whether a condition requiring the materials to match should be added.</p> <p>Officers informed the committee that there was a tree screen along Kingston Lane with further screening within the site. This meant that there would be very limited visibility from Kingston Lane so it was felt that a condition was not required. It was suggested that an informative be added to remind the applicant that the materials shown on the plans would need to be used.</p> <p>It was moved and seconded that the application be approved with the additional informative added, on being put to the vote approval was agreed.</p> <p>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer’s report, addendum sheet and circulated at the meeting and an additional condition as follows:-</p>

	<p>Additional Informative</p> <p>You are advised that in order to accord with the requirements of Condition 2, the materials and finishes must be in accordance with those detailed on the approved plans.</p>
9.	<p>CRANFORD PARK STABLES EAST & WEST WING, CRANFORD LANE, HARLINGTON 14009/APP/2013/2032 (Agenda Item 10)</p> <p>Listed Building Consent for repairs and renovations to roof, flashing, cladding and interior.</p> <p>It was moved, seconded and on being put to the vote approval was agreed.</p> <p>Resolved – That the application be Approved subject to the conditions and informatives set out in the officer’s report and the necessary referral to the Department of Communities and Local Government.</p>
10.	<p>1376/1378 UXBRIDGE ROAD, HAYES 68816/APP/2013/1605 (Agenda Item 11)</p> <p>Change of use of ground floor from Use Class A1 (shops) to Use Class C3 (dwelling houses) and extension to rear to create 1 x 1-bed self contained flat and first floor rear extension to existing first floor self contained flat.</p> <p>Officers introduced the report highlighting the issue in relation to access to the amenity space provided. If allocated to the ground floor unit there was no access to the amenity space and if allocated to the first floor unit there were issues around privacy to the ground floor unit.</p> <p>The Committee asked for the additional reason for refusal on the addendum sheet to be amended by adding after recycling ‘and bicycle’ and to add policies ‘AM9 and 14’.</p> <p>It was moved, seconded and on being put to the vote refusal was agreed.</p> <p>Resolved – That the application be Refused for the reasons set out in the officers report and on the addendum sheet circulated at the meeting and as amended by the committee as follows:-</p> <p>The submitted application would not provide any accessible refuse/recycling and bicycle storage for the ground floor unit and as such would be contrary to Policy 5.17 of the London Plan (July 2011) and Policies AM9 and AM14 of the Hillingdon Local Plan (November 2012).</p>
11.	<p>FORMER CAPE BOARDS SITE, IVER LANE, COWLEY 751/APP/2013/56 (Agenda Item 12)</p>
	<p>Variation of condition 5 of planning permission ref 751/APP/2011/272 dated 01/11/2011 to restrict operations on the site to the following hours: 0530 hrs to 1800 hrs Monday to Saturdays and not at all on Sundays and Bank/Public Holidays. Deliveries and collections, including waste collections, shall be restricted to 0800 hrs to 1800 hrs Monday to Saturdays and not at all on Sundays and Bank/Public Holidays, with the exception of up to 13 movements between 0600 hrs to 0800 hrs Monday to Saturdays and not at all on Sundays and Bank/Public Holiday (Erection of two detached single storey buildings for the use of light industrial and offices with associated parking (Retrospective application)).</p>

	<p>Officers introduced the report providing the committee with an overview of the application stating that the impact of the additional traffic movements would have an unacceptable impact on the surrounding residential properties.</p> <p>It was moved, seconded and on being put to the vote it was agreed that had an appeal not been received the application would have been refused.</p> <p>Resolved – That had an appeal against non-determination not been received the application would have been refused for the reasons set out in the officer’s report.</p>
12.	<p>FORMER CAPE BOARDS SITE, IVER LANE, COWLEY 751/APP/2012/3196 (Agenda Item 13)</p>
	<p>Change of use to storage of vehicles associated with the use as a freight company and installation of portacabins. (Retrospective).</p> <p>Officer’s introduced the report advising the committee that this was a retrospective application. The site was in an Industrial Business Area with there being no objection in principle to the use. The appearance of the buildings was considered to be acceptable. The Highways Engineer had advised that there would be no adverse impact on the highway network.</p> <p>The Committee asked officers to make the existing condition 8 into 2 conditions one for the details regarding service delivery and the other giving details for collections. These conditions would become 8 & 9 and the existing condition 9 would become condition 10.</p> <p>In answer to an issue raised by members officers informed the committee that the application was for the storage of vehicles and no other form of operation. There were no concerns over the size of vehicles to be stored on the site.</p> <p>A member asked about storage of diesel on the site.</p> <p>Officers advised the committee that the storage of diesel already existed on the site, which was covered by other legislation.</p> <p>The Committee discussed the concerns in relation to ground water levels and asked whether condition 7 was sufficient, as there was a long history of pollution on this site.</p> <p>Officers advised the Committee that the Environment Agency had raised no objection to the application subject to condition 7 being added. It was suggested that the advice to the applicant as set out in the report could be added as an Informative.</p> <p>The Committee agreed to the additional information provided by the Environment Agency being added as an informative.</p> <p>It was moved, seconded with condition 8 be split into 2 conditions, condition 2 amended and an additional informative added. On being put to the vote there were 5 in favour of approval and 1 abstention.</p> <p>Resolved – That the application was approved, subject to the conditions and informatives set out in the officer’s report and addendum circulated at the meeting. With condition 2 amended and condition 8 split into two conditions and the condition 9 becoming condition 10.</p>

Condition 2 was amended to delete all the after 'altered' in the 4th line.

Condition 8 amended

No operations shall occur on site outside of the following hours, 0800 hours to 1800 hours Monday to Saturday and not at all on Sundays and Bank/Public Holidays.

Reason

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)

Condition 9 amended

Servicing, deliveries and collections, including waste collections, shall be restricted to the following hours; 0800 hours to 1800 hours Monday to Saturday and not at all on Sundays and Bank/Holidays.

Reason

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)

Additional Informative

Please refer to the following link on our Pollution Prevention Guidance (PPG). Some of the guidance may apply to activities taking place on your site.

<http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>

This development may require an Environmental Permit under the Environmental Permitting Regulations 2007 from the Environment Agency, unless an exemption applies. The applicant is advised to contact Jackie Lawrence, (on 01707 632792 / Jackie.lawrence@environmentagency.gov.uk) to discuss the issues likely to be raised. It is unclear from the drawings submitted as to whether the diesel store indicated on the layout plan is existing or proposed. I have included advice below relating to the storage of fuel, in case this forms part of the proposals. Any facilities for the storage of fuel shall be provided with secondary containment that is impermeable to both the fuel and water, for example a bund, details of which shall be submitted to the Local Planning Authority for approval. The minimum volume of the secondary containment should be at least equivalent to the capacity of the tank plus 10%. If there is more than one tank in the secondary containment the capacity of the containment should be at least the capacity of the largest tank plus 10% or 25% of the total tank capacity, whichever is greatest. All fill points, vents, gauges and sight gauge must be located within the secondary containment. The secondary containment shall have no opening used to drain the system. Associated above ground pipework should be protected from accidental damage. Below ground pipework should have no mechanical joints, except at inspection hatches and either leak detection equipment installed or regular leak checks. All fill points and tank vent pipe outlets should be detailed to discharge downwards into the bund. This is a requirement of the:

	<p>Control of Pollution (Oil Storage) (England) Regulations 2001;</p> <ul style="list-style-type: none"> • The Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010; • Building Regulations 2010; <p>More information on the minimum legal requirements is available in 'Above ground oil storage:</p> <ul style="list-style-type: none"> • Pollution Prevention Guidance 2'.
13.	<p>ENFORCEMENT REPORT (<i>Agenda Item 14</i>)</p> <p>The recommendations as set out in the officer report were moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved:</p> <ol style="list-style-type: none"> 1. That the enforcement actions as recommended in the officer's report be agreed. 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><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>
14.	<p>ENFORCEMENT REPORT (<i>Agenda Item 15</i>)</p> <p>The recommendations as set out in the officer report were moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved:</p> <ol style="list-style-type: none"> 1. That the enforcement actions as recommended in the officer's report be agreed. 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><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>

	The meeting, which commenced at 7.00 pm, closed at 7.40 pm.
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These are the minutes of the above meeting. For more information on any of the resolutions please contact Gill Oswell on Democratic Services Officer - 01895 250693. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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