

Minutes-

NORTH PLANNING COMMITTEE

17 SEPTEMBER 2009

Meeting held at the Civic Centre, Uxbridge

Come into effect on: Immediately



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| | <p>Members Present: Councillors Edward Lavery (Chairman), Tony Eginton (substituting for Anita MacDonald), Michael White (substituting for Michael Markham) Carol Melvin, John Oswell and David Payne</p> <p>Advisory Members / Co-optee Members present: None Present</p> <p>Officers Present: James Rodger, Meg Hirani, Matthew Gilks and Charles Francis</p> |
| | <p>Declarations of Interest</p> <p>None.</p> |
| | <p>Apologies for Absence</p> <p>Apologies had been received from Councillor Anita MacDonald and Councillor Michael Markham with Councillors Tony Eginton and Michael White substituting.</p> <p>Apologies had been received from Cllr Allan Kauffman – no substitute</p> |
| | <p>Minutes of the Previous Meeting</p> <p>The minutes of 27th August 2009 were agreed subject to the following:</p> <p>The Committee's attention was drawn to Item 9 140-142 Green Lane, Northwood Application 66055/APP/2009/1129 in the minute of the Committee of 27 August 2009 tabled for signature. Prior to the Committee a letter was sent to the Council informing officers that the planning application be withdrawn. It was incorrectly marked and did not come to the attention of planning officers present at the Committee meeting.</p> <p>The effect of this is that the minutes to be approved record that in respect of Item 9, the Committee resolved to refuse the planning application. That resolution will not result in the issue of a notice of refusal.</p> <p>In order to ensure that an accurate minute of the Committee of 27 August 2009</p> |

is approved, officers recommend that it is not appropriate to amend the accurate record of the Committee's resolution to refuse the application.

However, with the Committee's approval it is suggested that the following addition to the minute of Item 9 be inserted in italics for reasons of transparency:

Post-meeting note: Prior to the Committee meeting a letter was received by the Council from the applicant informing officers that the planning application was withdrawn.

The Committee Members and the planning officers attending the Committee meeting were unaware of this letter and the withdrawal of the planning application at the time of the Committee meeting. Subsequently, Item 9 was debated, and a resolution to refuse was passed by the Committee. The approved minutes record the resolution to refuse the planning application.

The Committee's resolution will not result in the issue of a notice of refusal, since the Committee's resolution to refuse the application was made under a mistake of fact that the planning application remained extant at the date of the Committee meeting.

The Committee has been informed of the reasons for this oversight, and received an apology from officers. The Committee has in addition required the addition of this text to Item 9 of the minute of the Committee's meeting of 27 August 2009 to ensure clarity and transparency.

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

It was agreed that all items of business would be considered in public.

Consideration of Reports:

Reports were considered as set out below:

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| <p>6.</p> | <p>43 OAK AVENUE, ICKENHAM</p> <p>64104/APP/2009/1261</p> <p>Erection of a two storey side extension, part two storey, part single storey rear extension, alterations to front porch, conversion of the roofspace to provide habitable accommodation involving raising the roof and the installation of two rear dormer windows and 2 side roof lights, new window to first floor side (involving demolition of the side garage and rear conservatory)</p> <p>In accordance with the Council's constitution a representative of the petitioners objecting to the proposal and the agent addressed the meeting.</p> <p>The Chairman asked for clarification on the loss of light to the rear principal room (dining room).</p> <p>Officers reported that the proposed development as amended would not be unduly dominant, be visually intrusive or significantly reduce sunlight to the dining room window of 41 Oak Avenue and would now comply with BE 19 and BE 21 of the adopted Hillingdon Unitary Development Plan.</p> <p>The recommendation for Approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officers report and addendum sheet.</p> | <p>Action By:</p> <p>James Rodger Meg Hirani</p> |
| <p>7.</p> | <p>108 FIELD END ROAD, EASTCOTE</p> <p>4784/APP/2009/1298</p> <p>Change of use from Class A1 Shop to Class A2 Financial and Professional Services</p> <p>The recommendation for Approval was moved, seconded and on being put to the vote was agreed subject to the conditions in the report and addendum sheet and as amended:</p> <p>(i) Condition 3 altered to: 'The premises shall not be used for deliveries and collections, including waste collections other than between the hours of 0800 hrs and 2200 hrs, Monday to Friday, 0800 hrs to 1300 hrs Saturdays and not at all on Sundays or Bank / Public Holidays'.</p> | <p>Action By:</p> <p>James Rodger Meg Hirani</p> |

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| | <p>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 and amended condition 3 as detailed above.</p> | |
| 8. | <p>3 HIGH ROAD, EASTCOTE</p> <p>14719/APP/2009/1589</p> <p>Change of use of ground floor from Class A1 (Retail) to Class B1/D1 (Manufacture and Fitting of Dentures)</p> <p>It was moved, seconded and agreed that the application be approved subject to the conditions in the report and addendum sheet and as amended:</p> <p>To the drawing numbers, add Un-numbered 1:500 Block and 1:1250 Location Plan received on 9/09/09, supporting information received on 9/09/09 and the e-mail received on 16/09/09.</p> <p>To add condition 8: <i>No air extraction system shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be fully implemented before the use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.</i></p> <p>To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).</p> <p>To add condition 9: <i>The forecourt parking area shown on the approved plans shall be permanently retained for use by occupiers and customers of the building and used for no other purpose.</i></p> <p>To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan (February 2008).</p> <p>To note the comments of Conservation/Urban Design Officer as set out in the addendum sheet:</p> | <p>Action By:</p> <p>James Rodger Meg Hirani</p> |

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| <p>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 and changes to drawing numbers and conditions 8 and 9 as detailed above.</p> | |
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The meeting closed at 7:45 p.m.

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 are to Councillors, Officers, the Press and Members of the Public.