

Minutes**MAJOR APPLICATIONS PLANNING COMMITTEE**

7 October 2014



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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), John Hensley (Vice-Chairman), Peter Curling, Janet Duncan (Labour Lead), Ian Edwards, Henry Higgins, John Morgan and Brian Stead</p> <p>LBH Officers Present:</p> <p>James Rodger, Head of Planning, Green Spaces and Culture, Syed Shah, Highway Engineer, Adrien Waite, Major Applications Manager, Tim Brown, Legal Advisor Danielle Watson, Democratic Services Officer.</p>
63.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Cllr Jazz Dhillon with Cllr John Morse substituting.</p>
64.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Cllr John Morgan declared a pecuniary interest in Item 9, St Helens School, Eastbury Road and left the meeting whilst the item was discussed.</p>
65.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING HELD ON 16 SEPTEMBER 2014 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 16 September 2014 were agreed as a correct record.</p>
66.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>The Chairman informed the Committee that Item 10 had been withdrawn by the Head of Planning, Green Spaces and Culture.</p>
67.	<p>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED INPUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items would be considered in Part 1 public.</p>
68.	<p>26-36 HORTON ROAD, YIEWSLEY - 3507/APP/2014/2724 (<i>Agenda Item 6</i>)</p> <p>Amendments to block B (including amendments to Bedroom 2 windows, reduced size rooflights, amendments to fenestration and internal alterations) and block C</p>

(amendments to entrance and circulation area) of planning permission 3507/APP/2013/2327 approved on 17-01-14 (Application for Minor Material Amendments under S73).

Officers introduced the report and referred members to the addendum sheet that had been circulated.

The application requested minor material amendments to blocks B and C of a previously approved scheme. The amendments to block B included internal alterations and a small increase in roof height. The alterations to block C included amendments to the entrance area and internal circulation.

Members noted that the additional windows would not create any issues of overlooking or loss of privacy for either future or neighbouring occupiers.

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

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.

69. **UNIT 3, THE ARGENT CENTRE, PUMP LANE, NORTHWOOD - 46218/APP/2014/2186** (*Agenda Item 7*)

Change of use from cellular radio telephone exchange (sui generis) to wholesale (Class B8 - storage and distribution) and creation of mezzanine floor providing ancillary storage and office space.

Officers introduced the report and referred members to the addendum sheet that had been circulated.

Members noted that condition 5 would ensure that the proposals would not be extended without the prior written consent of the Local Planning Authority.

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

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.

70. **RYEFIELD HOUSE, RYEFIELD AVENUE, HILLINGDON - 11838/APP/2014/2350** (*Agenda Item 8*)

Amendment to condition 3 of planning permission 11838/APP/2013/2650 dated 31/12/2013 to amend the approved plans to adjust external openings, reconfigure the internal layout and alter the location, design and size of the basement (S73 Application).

Officers introduced the report and outlined details of the application.

The application related to the site of Ryefield House in Ryefield Avenue, which was

granted permission for a 58 bedroom care home in 2013.

Members noted that the current application requested further minor alterations to the design of the proposals. The footprint, bulk and scale of the development remained the same with the exception of the replacement of a two storey extension on the northern elevation with a single storey entrance lobby and a reduction in the size of the basement.

Members agreed that the changes actually improved the design and appearance of the building from the previous design.

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

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.

71.

ST HELENS SCHOOL, EASTBURY ROAD, NORTHWOOD - 7402/APP/2014/2761
(Agenda Item 9)

Development of a new part two-storey and part single-storey Junior School building with associated external works.

Officers introduced the report and referred members to the addendum sheet that had been circulated.

Members noted that the purpose of the application was to provide improved facilities for existing students and not to increase capacity at the school. The applicant was content that the pupil numbers would be restricted by condition and this was included within the officer recommendation.

Members noted that the proposed building was located partially within the Northwood Frithwood Conservation Area. It was agreed that the proposal would provide significant improvements to the educational provision for existing students.

Members noted that the Council's conservation officer considered that the design of the building was modern, innovative, carefully considered and of a very high quality. Member agreed that the choice of materials and integration of the building into the landscape ensured the building enhanced the character of the site and did not detract from the open and green character of the area.

Members noted that the proposal would result in the loss of one group of protected poplars. However, the Council's Trees officer considered this group of trees to be at the end of their natural life and raised no objection to their loss, which would be offset by the high quality of the scheme. It had been demonstrated that the proposals would retain and protect other trees of importance. The Council's Highway Officer found the proposals acceptable as the site would not increase trip generation as there was no intention of increasing pupil capacity.

Members questioned the wording of condition 19 and suggested that the word 'won' be replaced with 'derived'.

	<p>Members also discussed the maximum number of pupils and agreed that the number of pupils should not exceed 1,192 as stated in condition 12 of the officers' report.</p> <p>Members gave delegated authority for the Head of Planning, Sport and Culture to reword condition 16 in conjunction with the Flood risk officer.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <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.</p>
72.	<p>2 MIDCROFT, RUISLIP - 4918/APP/2014/1274 (<i>Agenda Item 10</i>)</p> <p>Demolition of existing petrol station with tanks and erection of a four storey building comprising 14 residential units, 2 commercial units at the ground floor with associated access, underground car parking and cycle storage.</p> <p>This item was withdrawn by the Head of Planning, Sport and Culture.</p>
	<p>The meeting, which commenced at 6.00 pm, closed at 6.25 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.