

Minutes

MAJOR APPLICATIONS PLANNING COMMITTEE

21 January 2015

Meeting held at Council Chamber - Civic Centre,
High Street, Uxbridge UB8 1UW



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Jazz Dhillon, Janet Duncan (Labour Lead), Carol Melvin, John Oswell, Brian Stead, Alan Chapman and David Yarrow</p> <p>Also Present: Cllr Brian Crowe and Cllr John Riley (<i>Item 6</i>)</p> <p>LBH Officers Present: Matthew Duigan, Planning Service Manager, Syed Shah, Highway Engineer, Adrien Waite, Major Applications Manager, Nicole Cameron, Legal Advisor Danielle Watson, Democratic Services Officer.</p>
121.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Cllr Peter Curling and Cllr John Morgan with Cllr John Oswell and Cllr Alan Chapman substituting.</p>
122.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
123.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 3</i>)</p> <p>None.</p>
124.	<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 4</i>)</p> <p>It was confirmed that all items would be considered in Part 1 public.</p>
125.	<p>GAELIC ATHLETIC ASSOCIATION, WEST END ROAD, RUISLIP 24373/APP/2014/1946 (<i>Agenda Item 5</i>)</p> <p>Extension of car park from 92 to 136 spaces, including 8 disability and 7 electric bays; additional vehicular exit and new pedestrian gate to West End Road; 30 cycle parking stands; taxi point; pedestrian circulation routes; realignment and reconstruction of grass playing pitch; new irrigation (groundwater abstraction borehole), drainage and storm water attenuation works; erection of partially roofed (three bays) single tier stand for spectator seating with ancillary</p>

accommodation below including changing rooms for players and officials, gym, medical facilities and toilets; pedestrian only access path along northern boundary; a low level standing terrace, with covered area for disabled spectators and a camera stand; new southern perimeter access track; floodlit artificial-surfaced training/warm-up area with demountable enclosure to enable use as part of overflow car parking area (186 spaces); 15 metres high ball catch netting at each end of the pitch and retractable netting 7 metres high to the northern boundary; enclosures within the site comprising fencing, turnstiles and gates; replacement scoreboard; and, associated works including landscaping.

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

The application related to the Gaelic Athletic Association (GAA) Grounds on West End Road in Ruislip. Members noted that the ground had a longstanding use as a sports and recreation ground and had been used as a training ground by Queen's Park Rangers Football Club until the mid 1970's. Since this time the grounds had been used by the GAA and was the home of Gaelic sports (Gaelic football and hurling) in London.

The current application sought the redevelopment of the sports ground in order to substantially improve the existing facilities, which were considerably outdated and did not meet modern expectations or requirements in terms of player or spectator comfort or safety.

Members noted that the main issues in this case were considered to be the principle of the development within the Green Belt, impacts on neighbour amenity and traffic impacts. In principle there was support for the enhancement of facilities at the site which would support sport, culture, wellbeing and health objectives. Overall, officers considered that the proposal fully complied with Green Belt policies and was acceptable in principle. This was a view shared by the Greater London Authority.

In relation to the impact of the proposals on neighbouring amenity, neighbours had expressed concerns about loss of light, increased noise, loss of privacy and the impact of floodlighting.

In relation to loss of light the main structures were proposed to be separated from the residential properties by a sufficient distance to avoid loss of light or dominance. With respect to noise this had been considered in the context that the site was currently a sports ground utilised for competitive sporting events, and that the proposals were intended to enhance the facilities. Members noted that the ground capacity and number of matches would not be increased. It was acknowledged that the enhanced facilities may result in some increase in attendance at smaller games.

Members were informed that whilst the existing and proposed use of the ground would inevitably cause a degree of noise on match days, the Council's Environmental Protection Unit considered the proposals acceptable and it was not considered a refusal on noise grounds could be substantiated.

The floodlights have been carefully designed to avoid light spill and would be subject to

conditions controlling their use, in these circumstances it was not considered that the floodlights would cause unacceptable impacts on neighbour amenity.

In relation to privacy, Members noted that the main stand was over 100m from the residential properties meaning there would be no unacceptable impacts when considered against Policy. Members questioned the boundary treatment condition as it read as if the responsibility lay with the householder rather than the developer. Officers suggested that the condition could be amended and updated to address Members concerns. Members also questioned the height of the fences as there was concern that spectators would be able to see over residents' fences if they were on the stand, additional concerns regarding litter were also raised. Officers informed Members that the stands would be used only during larger games and that the final details of the fences could be secured by condition.

Impacts on residential amenity and the operation of the public highway were considered to be appropriately addressed within the application such that they would not have unacceptable impacts. Members asked for clarity about the positioning of the pedestrian access and asked whether residents objecting to the scheme were mistaken. Officers informed Members that there was no pedestrian access against the rear of the resident's properties.

A verbal change to the addendum was made and corrected, which should read 282 car parking spaces not 382. In relation to parking, Members were aware that the facility had existing parking arrangements, however, the training ground could be used as an overflow car park.

Members questioned condition 20 regarding the PA system, which did not give details of when the system would be in use. Officer informed Members that hours of use would be included to address Members concerns.

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.

126. **15 KING EDWARDS ROAD, RUISLIP 43419/APP/2014/3879** (*Agenda Item 6*)

Erection of two detached houses with dormers and integral garages, new crossovers and associated external works (involving demolition of the existing house).

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

The application related to 15 King Edwards Road, Ruislip which sought the demolition of the existing house and the erection of two new detached houses. The site was located within the developed area in a street characterised by detached houses in plots of varying size.

The application would serve to improve the utilisation of land and increase the amount of housing provided at the site in accordance with adopted planning policy. Officers explained that the design and layout was considered acceptable and that the proposal would fit appropriately within the context of the surrounding street.

The development would provide appropriate living conditions for its future occupiers and would avoid any unacceptable impacts on the amenity of neighbouring occupiers. Further the proposal was served by adequate parking, was acceptable in highways terms, and would provide appropriate levels of accessibility.

Officers informed Members that Ruislip Conservation Panel had made comments which were not included in the addendum, however, no new issues had been raised.

A local Ward Councillor spoke regarding the proposals and made the following comments:

- Ward Councillors had concerns.
- The Council's Conservation Officers views had not been challenged.
- The proposed site was cramped.
- The officers' presentation did not give a full view of the property.
- There were parking issues in Monarch's Way which would be exasperated.
- The demolition of the existing building could not be justified.
- Every conservation area had a boundary.
- The proposal would not enhance the area.
- The existing property added character to the area.

The Chairman highlighted that there was objection made by the local residents' association and no petition had been received. Members appreciated when Ward Councillors attended meetings to put their views across, however, Members were mindful that there were no grounds to refuse the proposal and that such as decision would be overturned at appeal.

Members questioned whether a condition could be added that would prevent the garage being converted into additional living spaces. Officers agreed that a condition could be added to alleviate Members concerns.

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.

127. **COMET STORE, WILLOW TREE LANE, HAYES 56751/APP/20174/3915** (*Agenda Item 7*)

Variation of condition 19 (Restriction on Sale of Goods) of planning permission

198/APP/2001/69 dated 24/04/2001 in order to enable the sale of additional goods from Unit 2, Willow Tree Land Retail Park (S73 Application).

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

The application related to the vacant comet store at Willow Tree Lane and sought to amend the types of goods which could be sold at the premises to facilitate its occupation by B&M Ltd.

Officers considered that in this case given the limited extension to the range of goods the proposal would not result in any unacceptable impacts on other centres. Further the proposal would bring back into use a vacant retail unit which would serve to create jobs and benefit the economy overall.

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.

The meeting, which commenced at 6.00 pm, closed at 6.50 pm.

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.