

Minutes

NORTH PLANNING COMMITTEE

28 October 2015

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) Peter Curling (Labour Lead) Jem Duducu Duncan Flynn Raymond Graham Carol Melvin John Morse John Oswell</p> <p>LBH Officers Present: Alex Chrusciak (Planning Services Manager), Adrien Waite (Major Applications Manager), Syed Shah (Principal Highways Engineer), Sarah White (Legal Advisor) and Charles Francis (Democratic Services Officer).</p>	
84.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>None.</p>	
85.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>	
86.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS HELD ON 26 AUGUST 2015 AND 6 OCTOBER 2015 (<i>Agenda Item 3</i>)</p> <p>Were agreed as an accurate record.</p>	
87.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>	
88.	<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>All items were considered in Public, with the exception of item 13 which was considered in Private.</p>	

89.	<p>146 FIELD END ROAD, EASTCOTE - 3016/APP/2015/2420 (<i>Agenda Item 6</i>)</p> <p>Change of Use from Use Class B1 (Offices) to part Use Class A1 (Shops) and part Use Class C3 (Flats) and the creation of a third floor to provide 6 x 2-bed, 2 x 1-bed, and 1 x 3-bed flats, new balconies, parking, amenity space and cycle store involving external alterations.</p> <p>Officers introduced the report and highlighted the changes set out in the addendum.</p> <p>The Committee heard the size and scale of the design was in keeping with the appearance of the existing and neighbouring buildings. The proposal was also in keeping with the street scene and would not be detrimental to the visual amenities of the wider area.</p> <p>Officers explained the proposal would provide a satisfactory level of accommodation and amenity space for future occupants of the proposed flats, as well as adequate off-street parking availability.</p> <p>Responding to questions from the Committee, Officers confirmed there were no over-looking or privacy issues associated with the design and the entrance to the car park would be gated. The Committee agreed it was good when buildings were brought back into use, and on this basis agreed the application should be approved.</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 for the reasons set out in the Officer report and addendum.</p>	
90.	<p>LAND TO NORTH OF MOORHALL ROAD, HAREFIELD, DENHAM - 71180/APP/2015/3252 (<i>Agenda Item 7</i>)</p> <p>Installation of groundwater monitoring boreholes.</p> <p>Officers provided an overview of the application.</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 set out in the Officer report.</p>	
91.	<p>30 SUSSEX ROAD, ICKENHAM - 71045/APP/2015/3125 (<i>Agenda Item 8</i>)</p> <p>Part two storey, part single storey rear extension and single storey side extension</p>	

	<p>Officers introduced the report and highlighted the changes set out in the addendum.</p> <p>The Committee heard the main planning issues concerned the impact of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area and the impact on residential amenity of the neighbouring dwellings. Further considerations included whether or not there was adequate residential amenity and the availability of parking.</p> <p>The Committee noted that the proposal complied with the adopted guidance and had no adverse impact on neighbours. Subject to the correction to the Officer report that the dwelling was semi-detached, rather than mid-terraced, 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 for the reasons in the Officer report and subject to the changes set out in the addendum.</p>	
92.	<p>NORTHWOOD GOLF CLUB, RICKMANSWORTH ROAD, NORTHWOOD - 7932/APP/2015/2938 (<i>Agenda Item 9</i>)</p> <p>Single storey structure to be used as a toilet on golf course.</p> <p>Officers introduced the report. 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</p>	
93.	<p>WAITROSE, 9 KINGSEND, RUISLIP - 36969/APP/2015/2159 (<i>Agenda Item 10</i>)</p> <p>Variation of condition 9 (Delivery Times) of planning permission ref: 36969/APP/2013/918, dated 16/03/2013, to extend the stores delivery hours (Variation of condition 1 of planning permission ref: 36969/APP/2011/2450 dated 02/12/2011 to extend opening hours).</p> <p>Officers introduced the report and highlighted the changes set out in the addendum.</p> <p>Officers explained the application sought a variation to existing planning permission to permit deliveries between 0600 and 2300 Monday to Saturday and 0800 and 2300 on Sundays and Bank Holidays.</p> <p>The Committee heard the applicants had submitted a noise survey which had demonstrated the noise resulting from the extended delivery hours would not significantly detract from the residential amenities of occupants of nearby properties.</p>	

Officers confirmed numbers 5 and 7 Kingsend were derelict and the Council's Environmental Protection Unit (EPU) had reviewed the application and confirmed it was acceptable.

A Ward Councillor attended the meeting and raised the following points:

- The Committee were urged to be cautious in this case.
- Although 5 and 7 were derelict, the tenants from 15 Kingsend had only just moved in.
- The strong residential character of the area meant that local residents using their gardens and balconies would be directly affected by the delivery noise.
- The nature of the site encouraged existing delivery drivers to reverse into the site which caused nuisance due to the high pitched collision warning sounds.
- The Ward Councillor was unaware a noise survey had taken place and as far as he was aware, local residents had not seen or commented on this.

During the course of discussions a number of points were raised. In relation to the noise associated with HGV's and goods lorries reversing, Officers confirmed there was a legal requirement for these to be operational at all times. Members also enquired about the hours of operation and whether or not, 2300 meant that all lorries had to have left the site by this time. Officers confirmed that by 2300, all activities had to have ceased on the site.

The Committee asked about parking in the service road and whether or not this was an issue as it might inhibit the movement of delivery vehicles. Officers explained that historically, the service road had always been used as a generic storage yard and if parking were an issue, it would be a Highways matter. Commenting on the noise report which had been submitted by the applicant, Officers confirmed this has included an assessment of the lift, unloading, lorry movement and lorries reversing and EPU had found these to be acceptable.

The Committee asked Officers whether there was any merit in considering granting a temporary permission and revisiting the application to assess how significant the extra deliveries had been. On balance, Officers explained that in their view, similar concerns would be only be revisited if a temporary permission were granted. Officers highlighted they had not received any letters of objection or a petition about the application which would have provided residents with an opportunity to air their views.

It was moved and seconded with 5 votes in favour and 3 abstentions that the application be approved.

Resolved -

That the application be approved as set out in the officer report and the changes set out in the addendum.

	<p><i>(Agenda Item 11)</i></p> <p>Variation of condition 1 (Delivery Times) of planning permission ref: 36969/APP/2002/133, dated 10-07-02, to extend the stores delivery hours (Removal of condition 13 of planning permission ref: 36969C/88/982 and condition 9 of planning permission ref: 36969G/89/2037, and replacement delivery hours condition).</p> <p>Officers provided an overview of the application. Subject to the discussions held in Item 10, it was moved, seconded and agreed with 5 votes in favour with 3 abstentions, that the application be agreed.</p> <p>Resolved -</p> <p>That the application be approved.</p>	
95.	<p>S106 QUARTERLY MONITORING REPORT <i>(Agenda Item 12)</i></p> <p>This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 30 June 2015 where the Council has received and holds funds.</p> <p>Officers introduced the report. It was moved, seconded and agreed that the report be noted.</p> <p>Resolved -</p> <p>That the report be noted.</p>	
96.	<p>ENFORCEMENT REPORT <i>(Agenda Item 13)</i></p> <p>Enforcement report</p> <p>1. That the enforcement action as recommended in the officer's report was 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>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	
	<p>The meeting, which commenced at 7:00pm to 8:00pm.</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.