

Minutes



MAJOR Applications Planning Committee

3 August 2016

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Henry Higgins, John Morgan, Brian Stead, David Yarrow, Peter Curling (Labour Lead), Janet Duncan and John Oswell.</p> <p>LBH Officers Present: James Rodger (Head of Planning & Enforcement), Alex Chrusciak (Planning Service Manager), Matt Kolaszewski (Principal Planning Officer), Jyoti Mehta (Legal Advisor), Manmohan Ranger (Transport Consultant), Luke Taylor (Democratic Services Officer) and Alex Quayle (Democratic Services Officer).</p>
31.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>None.</p>
32.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Cllr Higgins confirmed he had a personal interest in Item 6, but this interest was neither pecuniary nor prejudicial. He remained in the room for the duration of the item.</p>
33.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING HELD 21 JUNE 2016 (<i>Agenda Item 3</i>)</p> <p>The Committee accepted some changes to the minutes of the previous meeting, which took place 21 June 2016, were required. It was noted that a condition was missing from the resolution of Item 19, and it was agreed that this condition be added. The sign-off of the minutes was deferred until the next Committee meeting.</p> <p>Resolved:</p> <ul style="list-style-type: none">- That the agreement of the minutes was deferred.- That the Head of Planning and Enforcement was given the authority to issue the decision notice for applications within the minutes.
34.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
35.	<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</p>

(Agenda Item 5)

It was confirmed that all the items on the agenda would be heard in public.

36. **WOODBIDGE HOUSE, NEW WINDSOR STREET, UXBRIDGE - 20590/APP/2016/1383** (Agenda Item 6)

Application for the demolition of an existing Almshouse complex and the erection of 30 no. residential units (Use Class C3) (comprising 20 no. 1 bed replacement almshouse units, 2 no. 2 bed staff units and 8 no. 1 bed sheltered units), with office/meeting room, residents' cafe/social room, ancillary buildings and associated parking and landscaping.

Officers introduced the report and highlighted the changes set out in the addendum.

Officers explained that the application proposed the existing site was to be replaced with thirty units, and the key aspect of the application was the demolition of the local listed building currently situated on the site.

A petitioner spoke in objection to the application, citing the building's architectural and historical importance, and its interesting and complimentary design in relation to the local area. While he conceded changes should be made to access within the building, these changes should be made without the damage or loss of the only locally listed historic building in the Rockingham Bridge conservation area.

Two petitioners then spoke in support of the application, and stated that the current building was no longer fit for purpose as an almshouse and could not accommodate residents who were couples or had disabilities. The building had previously been retrofitted, but was now at the end of its economical life and some bedsits had been declared 'not fit for purpose' by Hillingdon Council. They remarked that the proposed redevelopment would help poor residents in the Borough, and the conservation of people was more important than the conservation of a place. Access within the building was a problem and resulted in some residents being forced to move from the complex, while most residents wished to live in a more modern building.

The representative for the applicant also commented that access was a huge concern and this resulted in residents having to move, while the proposed application would improve living conditions for residents and would be financed without public contribution. At present, there was no suitable amenity space for residents, and it was unreasonable to expect visitors to have to sit on beds.

In response to the Chairman's questioning, the representative confirmed that the current building was not full as they struggled to house residents on the first floor and accepted that the ground floor could be made more accessible with changes to the current building. The Head of Planning confirmed that the current building is not set up to be completely wheelchair accessible as it stands, nor was the proposed development.

Councillors had undertaken a site visit before the meeting, and agreed that the Committee should not readily give permission to demolish a listed building. Members noted that a specific reason was needed to go against policy BE8 to preserve locally listed buildings, however the building in its current state was no longer fit for the purpose of housing elderly residents and Members highlighted the NPPF which states 'the harm or loss (of a Heritage Asset) is outweighed by the benefit of bringing the site back into use'. It was commented that without changes, the site in its current state

would no longer be able to serve its purpose and it cannot be improved adequately as it stands; without changes to the building it may fall into disrepair which would benefit nobody.

Members agreed that the improved living conditions that were proposed, combined with the purpose of the building as an almshouse, were beneficial enough to outweigh the loss of a Heritage Asset and it was of vital importance to supply suitable affordable housing for elderly residents of the Borough, something the current complex no longer provided. A Member of the Committee noted that the existing building had several recent additions and lacked a general public view, being largely concealed behind houses, which diminished the contribution to the local character.

The Chairman commented that concerns over access were valid, but the new building proposed only 10% of its units be wheelchair accessible (M4(3) units) and he would like the proposed application to allow step-free and wheelchair access for all residents. Members also agreed that they must provide affordable housing for residents, and confirmed that all the units proposed in the application should be supplied for that purpose.

The Committee confirmed that the proposal should include a 100% provision for M4(3), provide affordable housing for residents, ensure details of the cloister were agreed in consultation with the Chairman and Labour Lead and include materials to give the building a lighter appearance. Councillors also agreed that if the application was granted, a photographic record of the site in its current state should be taken and put in the library. The Head of Planning and Enforcement informed Members that as they were overturning a decision which had been recommended for refusal, other conditions would be added as were standard for approval of buildings of this type.

Councillors moved that the application be approved, subject to conditions on the materials, cloisters, photographic survey, M4(3) units and s106. This proposal was seconded, and upon being put to a vote was unanimously agreed.

RESOLVED:

- **That the application be approved, subject to additional conditions and s106 agreement.**

37. 1 FURZEGROUND, STOCKLEY - 37502/APP/2016/953 (Agenda Item 7)

Application for the removal of existing pitched roof and the erection of a roof extension to provide 1,350sqm of office floorspace at third floor level, relocation of plant to rooftop enclosure, 220sqm of PV panels, associated recladding and refurbishment of existing building.

Officers introduced the report and confirmed to Members that the proposals were of acceptable design and additional parking provisions were acceptable. The application had been mostly approved previously, except for minor changes, the altered roof, and one additional parking space.

The motion for approval was moved, seconded and unanimously agreed when put to a vote.

RESOLVED:

- **That the application be approved.**

38.	<p>BISHOP RAMSEY C OF E SCHOOL, HUME WAY, RUISLIP - 19731/APP/2016/2148 <i>(Agenda Item 8)</i></p> <p>Variation of condition 4 of planning permission ref: 19731/APP/2013/1292 dated 18/12/06 (amalgamation of upper and lower school sites to create one school campus and redevelopment of upper school site to include demolition and refurbishment of existing buildings, erection of new school buildings, new parking areas, access provision including a drop-off point in Hume Way and playgrounds/sports facilities) to allow use of the Warrender Way pedestrian access for general pedestrian access use between 0800 and 1430 on Saturdays and between 1800 and 2130 on school days, for a temporary period of four months between 30/06/16 to 02/11/16, to facilitate construction of a sports hall extension.</p> <p>Officers introduced the report and provided an overview of the application and history of the previous application, emphasising that the access would only be temporary.</p> <p>Members questioned whether the proposal would have any impact on Highgrove, and when it was confirmed that it would not, the motion was moved, seconded and upon being put to a vote was unanimously agreed.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> - That the application be approved.
39.	<p>HEATHROW POINT WEST, 234 BATH ROAD - 41331/APP/2016/1035 <i>(Agenda Item 9)</i></p> <p>Erection of a four storey hotel extension building to accommodate 108 rooms with a covered link bridge connecting the existing building with associated ancillary works.</p> <p>Officers introduced the report and noted the addendum.</p> <p>The Committee stated they would like conditions on the application regarding landscaping to prevent berries and birds as the proposal was in close proximity to Heathrow Airport. This was agreed, and a motion to approve the application, as amended, with additional condition, was moved, seconded and unanimously agreed.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> - That the application be approved, subject to the addition of a condition relating to the Bird Hazard Management Plan.
40.	<p>HOLLAND & HOLLAND SHOOTING SCHOOL, DUCKS HILL ROAD - 16568/APP/2016/939 <i>(Agenda Item 10)</i></p> <p>Amendment to Condition 2 (approved drawings) of application 16568/APP/2015/3140 'Extension to existing reception building and new underground shooting range, including the demolition of the existing pavilion and garage' to enclose the external plant area and make associated landscaping alterations.</p> <p>Officers introduced the report and provided an overview of the application, highlighting the addendum.</p>

	<p>The motion for approval was moved, seconded and agreed unanimously when put to a vote.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> - That the application be approved.
41.	<p>FORMER TRIMITE SITE, ARUNDEL ROAD, UXBRIDGE - 9117/APP/2016/278 <i>(Agenda Item 11)</i></p> <p>Proposed redevelopment of the site for three industrial/warehouse units with ancillary offices (Use Classes B1c/B2/B8) and a total floorspace of 16,178sqm (GEA) including a new access off Ashley Road, a minor-realignment of the highway, service yards, car parking and landscaping.</p> <p>Officers introduced the report and noted the addendum. It was confirmed that in the report, a mention of closing the existing access should be added to the Highway Works proposed.</p> <p>Councillors questioned whether all the HGV bays were available at all times for use, and it was confirmed that this was the case.</p> <p>The Head of Planning requested that should any further transportation issues be raised by Transport Officers, he be given delegated authority to add conditions that addressed these concerns. The Committee agreed, and moved to approve the application, as amended with the further conditions. The motion was seconded and when put to a vote, unanimously agreed.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> - That the application be approved.
42.	<p>KINGSWAY HOUSE, HORTON ROAD, YIEWSLEY - 70438/APP/2015/4424 <i>(Agenda Item 12)</i></p> <p>Erection of a part 4 part 5 storey block of 34 new residential units, with associated car and cycle parking and amenity space, involving the demolition of the existing commercial buildings (outline application). Amended red line plan and floor plans received.</p> <p>This item was withdrawn prior to the start of the meeting.</p>
	<p>The meeting, which commenced at 6.00 pm, closed at 7.52 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Democratic Services on 01895 250833. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

The public part of this meeting was filmed live on the Council's YouTube Channel to increase transparency in decision-making, however these minutes remain the official and definitive record of proceedings.