

## Minutes

### NORTH PLANNING COMMITTEE

12<sup>th</sup> January 2010

Meeting held at the Civic Centre, Uxbridge

Published on:

Come into effect on: Immediately



<b>1.</b>	<b>Members Present:</b>  Eddie Lavery (Chairman) Allan Kauffman (Vice-Chairman) Michael Markham Carol Melvin David Payne John Oswell  <b>Apologies:</b>  Anita MacDonald substitute Tony Eginton  <b>Officers Present:</b>  James Rodger, Meg Hirani, Syed Shah, Eddie Adamczy, Jim Lynn, Sarah White and Charles Francis.
<b>2.</b>	<b>Declarations of Interest:</b>  None
<b>3.</b>	<b>Minutes:</b>  The minutes of the meeting held on 22 <sup>nd</sup> December 2009 were not available.
<b>4.</b>	<b>Exclusion of the Press and Public:</b>  It was agreed that all items of business would be considered in public with the exception of Item 10 which was considered in PART II
<b>5.</b>	<b>Consideration of Reports:</b>  Reports were considered as set out below:

<p>6.</p>	<p><b>257 FIELD END ROAD, RUISLIP</b></p> <p><b>Change of use from retail (Class A1) to hot food take away (Class A5) and installation of ventilation grille to side.</b></p> <p><b>22074/APP/2009/1847</b></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 adding condition 9 set out in the addendum sheet as follows:</p> <p><i>'No delivery service shall operate from the premises unless prior approval has been obtained in writing from the Local Planning Authority'.</i></p> <p><b>REASON</b></p> <p>To ensure that the proposed development does not result in inappropriate and/or unlawful parking, and does not prejudice the free flow of traffic or conditions of general safety along the adjoining highway.</p> <p><b>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer's report and additional condition as detailed above.</b></p>	<p><b>Action By:</b></p> <p><b>James Rodger Meg Hirani</b></p>
<p>7.</p>	<p><b>58 HIGH STREET, NORTHWOOD</b></p> <p><b>Change of use from Retail (Class A1) to Restaurant/Cafe (Class A3)</b></p> <p><b>31364/APP/2009/2234</b></p> <p>The recommendation for Approval was moved, seconded and on being put to the vote was agreed subject to the amendment of condition 7 to read as follows:</p> <p><i>'The premises shall not be used for deliveries and collections, including waste collections other than between the hours of 08:00 and 18:00, Mondays to Fridays, 08:00 to 13:00 Saturdays and not at all on Sundays and Bank and Public Holidays'.</i></p> <p><b>REASON</b></p> <p>To safeguard the amenity of surrounding areas, 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><b>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer's report and amendment to condition 7 as detailed above.</b></p>	<p><b>Action By:</b></p> <p><b>James Rodger Meg Hirani</b></p>

<p>8.</p>	<p><b>56-58 HIGH STREET, RUISLIP</b></p> <p><b>Single storey infill extension, relocation of existing refrigeration units, installation of new air conditioning units and new fire exit to rear</b></p> <p><b>17961/APP/2009/2256</b></p> <p>In accordance with the Council's constitution a representative of petition received in support of the proposal was invited to address the meeting. The petitioner chose not to address the Committee. The agent was not present at the meeting.</p> <p>A Ward Councillor addressed the meeting and a note received from a Ward Councillor unable to attend the meeting was read out. The following points were raised:</p> <ul style="list-style-type: none"> <li>• This is a small scale application but the cumulative effects of the proposed development are considerable</li> <li>• Concerns about the noise and vibration caused by the air conditioning units and the impact these would have by being moved up another floor level</li> <li>• Concerns about the use of the Fire Door. Appropriate conditions are required to ensure proper use of the Fire Door as an emergency exit only and to ensure the design of the door reduces noise levels from the proposed development.</li> <li>• To ensure there is adequate fencing between numbers 56 and 58 High Street, Ruislip.</li> </ul> <p>In answer to an issue raised in relation to noise levels, officers advised that the Environmental Protection Unit had measured noise levels and that these were within the acceptable parameters. It was noted that there were already a number of air conditioning units on surrounding buildings.</p> <p>Members were concerned that moving the air conditioning units from the ground to the first floor level would increase vibration levels. In response, officers suggested that an additional bespoke condition could be added to mitigate this effect.</p> <p>After considering all the concerns, on being put to the vote, the recommendation for approval was agreed as per the agenda plus the additional informative set out in the addendum and an additional condition, to be agreed with the Chairman and Labour lead, relating to the control of vibration from the plant and equipment on the roof.</p>	<p><b>Action By:</b></p> <p><b>James Rodger</b> <b>Meg Hirani</b></p>
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	<p><b>Resolved – That the application be Approved subject to the conditions and informatives set out in the officer’s report, the additional informative in the addendum and an additional condition as follows:</b></p> <p><i>‘The development hereby approved shall not commence until a scheme for the control of vibration emanating from the proposed plant and equipment (air conditioning and refrigeration units) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be fully implemented and thereafter shall be retained and maintained in good working order for so long as the building remains in use’.</i></p> <p><b>REASON</b> 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).</p>	
9.	<p><b>S106 QUATERLY MONITORING REPORT</b></p> <p>Members received a report updating them on the current position in relation to S106 and S278 agreements.</p> <p>It was moved, seconded and on being put to vote was agreed that the report be noted.</p> <p><b>Resolved – That the report be noted</b></p>	<p><b>Action By:</b></p> <p><b>James Rodger Meg Hirani</b></p>
10.	<p><b>ENFORCEMENT REPORT</b></p> <p>The recommendation that no further action be taken was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved –</b></p> <ol style="list-style-type: none"> <li>1. That that no further action is pursued in relation to the breach</li> <li>2. That the Committee resolve to release their decision and the reasons for it outlined in this report into the public domain, to inform interested parties that the issue of a Notice has been agreed by Committee prior to it being formally served</li> </ol>	<p><b>Action By:</b></p> <p><b>James Rodger Meg Hirani Jim Lynn</b></p>
	<p><b>Meeting closed at: 19.50 p.m.</b></p> <p><b>Next meetings: - Next ordinary meeting 4 February 2010</b></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 are to Councillors, Officers, the Press and Members of the Public.