

Minutes



CENTRAL & South Planning Committee

13 December 2016

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

	<p>Committee Members Present: Councillors Ian Edwards (Chairman), Roy Chamdal, Alan Chapman, Peter Davis, Janet Duncan, Raymond Graham, Manjit Khatra, John Oswell and Brian Stead</p> <p>LBH Officers Present: Neil McClellan (Major Applications Team Leader), Alex Chrusciak (Planning Service Manager), Jyoti Mehta (Trainee Solicitor), Syed Shah (Principal Highway Engineer) and Luke Taylor (Democratic Services Officer)</p>
159.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillors Shehryar Ahmad-Wallana, Jazz Dhillon and David Yarrow, with Councillors Peter Davis, Raymond Graham and John Oswell substituting.</p>
160.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Janet Duncan declared a non-pecuniary interest in Item 6, as she is a neighbouring resident, and left the room during the discussion of the item.</p>
161.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS (<i>Agenda Item 3</i>)</p> <p>– RESOLVED: That the minutes of the meetings held on 9 August 2016 and 13 October were agreed.</p>
162.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
163.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that items marked Part I would be considered in public, and items marked Part II would be considered in private.</p>
164.	<p>40 FRAYS AVENUE, WEST DRAYTON - 3650/APP/2016/1437 (<i>Agenda Item 6</i>)</p> <p>The application sought to vary condition No.2 (Approved Plans) of planning permission ref: 3650/APP/2013/2962, dated 25/06/2014, to alter the roof design to create a</p>

habitable roofspace. The site is within The Garden City, West Drayton, Area of Special Landscape Character (ASLC). The proposed variation of the approved plans would increase the number of proposed bedrooms within the dwelling from six to nine.

Officers introduced the report, noting that a petition in objection to the application was received.

A petitioner also spoke in support of the application, and stated that the application was to provide a larger house for the family with a more habitable use of the roof level, while keeping the footprint the same. The Committee heard that Frays Avenue has a number of homes on good-sized plots and there is no standard roof shape or size. The petitioner commented that the application was not obtrusive and the roof alteration was sympathetic with the character of the area.

Responding to Members' questioning, Officers confirmed that guidance on design dictated that crown roofs add bulk and size to a development, and in this case, there were no other obvious examples of crown roofs in the area. A roof which differed from the hip and gable-end roofs currently in the area would therefore have an impact on the street scene. Officers also confirmed to Councillors that the previously approved scheme did not propose a crown roof.

The Committee commented that there was not uniformity on the street and this may limit the impact on the street scheme, but Members also stated that if the application was approved, the size and bulk of the building would be larger than is acceptable and could lead to a street scene that was characterised by dwellings that would previously have been considered too bulky for the site.

Members moved and seconded the officer's recommendation, and upon being put to a vote, there were four votes in favour and three votes against.

– **RESOLVED: That the application be approved.**

165. **CHADWICK BUILDING, BRUNEL UNIVERSITY, KINGSTON LANE - 532/APP/2016/3606** (*Agenda Item 7*)

Planning permission was sought for the variation of condition 1 of planning permission reference 532/APP/2013/3688, to allow the retention of a two storey pre-fabricated building for a period of five years, in order to provide decanting facilities for the University. No changes to the appearance of the building were proposed.

The officer's recommendation was moved, seconded, and unanimously agreed by the Committee upon being put to a vote.

– **RESOLVED: That the application be approved.**

166. **20 VINE LANE, HILLINGDON - 21231/APP/2016/3708** (*Agenda Item 8*)

Full planning permission was sought for the change of use from a single dwelling (Use Class C3) to a Sui Generis use to form an eight-bed, ten-person House in Multiple Occupation (HMO). The site requires planning permission as the number of occupants proposed exceed the maximum number of six people allowed under permitted development for the conversion of residential properties to HMOs.

There are no external alterations proposed and the dwelling would remain with a similar layout as existing, with eight double-bedrooms and off-road parking for a

minimum of eight cars.

Officers introduced the report and noted the addendum, which included an amendment to condition 5.

Members commented on the potential impact on neighbouring properties, noting that there had been complaints in the past relating to several matters since HMO-use commenced at the property, and officers confirmed that any complaints pre-date the previous application that was approved in September and highlighted that the Council's Housing Licensing and Enforcement team would be able deal with future issues related to the operation of the HMO.

The Committee stated that the kitchen facilities must be of a suitable layout and size to accommodate the further two occupants, and confirmed that they would like a condition in place to ensure this.

The officer's recommendation, subject to the additional condition and the amendment to the landscaping condition, was then moved, seconded and agreed unanimously when put to a vote.

- **RESOLVED: That the application be approved, subject to the amendment of Condition 5 as set out in the Committee Addendum Sheet, and the addition of the following condition:**

7. **Within one month of the date of this decision, a revised kitchen layout shall be submitted to the Local Planning Authority. This shall demonstrate the provision of all the required elements listed for shared kitchens in the London Borough of Hillingdon guidance: Minimum Standards for Houses in Multiple Occupation within the London Borough of Hillingdon 2015.**

Notwithstanding any details shown on the layout plans of the application hereby approved, the revised kitchen layout, as approved in writing by the Local Planning Authority relation to this condition, shall be implemented within six months and thereafter be maintained in full compliance with the approved details.

167. **ENFORCEMENT REPORT** (*Agenda Item 9*)

RESOLVED:

1. The Committee authorised the service of an enforcement notice to ensure the structure does not become immune from planning control. Delegated authority has been given to the Head of Planning and Building Control to exercise discretion in the compliance period and measures used in relation to this enforcement notice to ensure that the particular needs of current residents are protected until such time as they can be satisfactory accommodated via alternative means.
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.

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(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).

168. **ENFORCEMENT REPORT** (Agenda Item 10)

RESOLVED:

1. That the enforcement action as recommended in the officer's report was agreed.
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.

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(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).

169. **ENFORCEMENT REPORT** (Agenda Item 11)

RESOLVED:

1. That the enforcement action as recommended in the officer's report was agreed.
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.

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(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).

The meeting, which commenced at 7.00 pm, closed at 7.58 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Luke Taylor on 01895 250693. 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.