

Minutes



NORTH Planning Committee

11 January 2017

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Jem Duducu, Duncan Flynn, Raymond Graham, Henry Higgins, Manjit Khatra, John Morse and June Nelson</p> <p>LBH Officers Present: Nicole Cameron (Legal Advisor), Neil McClellan (Major Applications Team Leader), Manmohan Ranger (Transport Consultant), James Rodger (Head of Planning and Enforcement) and Luke Taylor (Democratic Services Officer)</p>
121.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor John Oswell, with Councillor June Nelson substituting.</p>
122.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
123.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meeting held on 6 December 2017 were agreed as a correct record.</p>
124.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
125.	<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>It was confirmed that the items of business marked Part I would be considered in public, and items marked Part II would be considered in private.</p>
126.	<p>136 GREEN LANE - 27501/APP/2016/3115 (<i>Agenda Item 6</i>)</p> <p>The application was withdrawn prior to the start of the meeting.</p>

127.	<p>1A GROVE ROAD - 14379/APP/2016/3279 (<i>Agenda Item 7</i>)</p> <p>The application was withdrawn prior to the start of the meeting.</p>
128.	<p>51 WEILAND ROAD - 17990/APP/2016/3166 (<i>Agenda Item 8</i>)</p> <p>The application was withdrawn prior to the start of the meeting.</p>
129.	<p>WILLIAM JOLLE PUBLIC HOUSE - 5564/APP/2016/3468 (<i>Agenda Item 9</i>)</p> <p>The application was withdrawn prior to the start of the meeting.</p>
130.	<p>57 COPSE WOOD WAY - 24862/APP/2016/4057 (<i>Agenda Item 10</i>)</p> <p>Variation of condition 2 (approved plans) of planning permission reference 24862/APP/2015/3571 dated 08/08/16 (Two storey, five-bedroom, detached dwelling with habitable roofspace to include two front dormers, one rear dormer, integral garage, parking and amenity space involving demolition of existing detached dwelling to add a third dormer window to the front elevation and re-position the two approved dormers.</p> <p>Officers introduced the report to Members, which sought to vary previous planning consent to include the provision of a third front dormer window, including responsibility of the two approved front dormers.</p> <p>The Committee proposed and seconded the officer's recommendation. Upon being put to a vote, there were six votes in favour of the application and one abstention.</p> <ul style="list-style-type: none"> - RESOLVED: That the application was approved.
131.	<p>CORNERSWAY GREEN LANE - 18414/APP/2016/3792 (<i>Agenda Item 11</i>)</p> <p>Variation of condition No. 6 (Attendance Numbers) of planning permission reference 18414/APP/2016/2486 dated 07/10/2016 to increase enrolment numbers from 30 to 60 (Change of use from Use Class C3 (Dwellinghouse) to Use Class D1 (Non-Residential Institutions) for use as a children's day nursery with associated parking and landscaping).</p> <p>Officers introduced the report which sought to increase enrolment numbers at the children's day nursery from 30 to 60, and highlighted the addendum.</p> <p>Members commented on the proposed parking arrangements, highlighting that four car parking spaces were highlighted for 13 members of staff, with another five spaces for parents to drop-off children. The Committee questioned where the remaining nine members of staff would be parking, and how that could impact on the surrounding area and traffic flow.</p> <p>There were also concerns regarding access to the site and potential impact on traffic at rush hour, as well as the impact of adding children being dropped off near the site. Members also commented that by doubling the number of children enrolled, there may be more traffic, although it was difficult to know how many people would travel to the site by public transport or on foot.</p> <p>Officers confirmed to the Committee that many pupils live in close proximity to the</p>

nursery, and there was scope for the applicant to reduce the number of cars using the site as part of the travel plan. Members also heard that Rickmansworth Road was wide enough to accommodate both parking and free flow of traffic.

The Committee also discussed the impact of turning right into the site, which could lead to a traffic build-up when cars waited to turn, and there was concern that two cars could not pass each other at the access point to the site. The Head of Planning and Enforcement confirmed that a full travel plan may help answer some of these questions, and Members agreed that a plan, as well as current accident data, and further information on the width of the access road and impact of a right turn into the site.

A motion to defer the application was then moved, to allow the applicant to provide the travel plan and further information. This was seconded, and upon being put to a vote, unanimously agreed.

- **RESOLVED:** That the application was deferred.

132. **WILLIAM JOLLE PUBLIC HOUSE - 5564/APP/2016/3439** (*Agenda Item 12*)

The application was withdrawn prior to the start of the meeting.

133. **3 PEMBROKE ROAD - 64711/APP/2016/1793** (*Agenda Item 13*)

Conversion of roofspace to habitable use with the inclusion of six rear rooflights, two front rooflights, and four side rooflights to create one one-bed self-contained flat with associated amenity space.

Officers introduced the application, which considered the conversion of the existing roofspace to provide one one-bed flat, and highlighted the addendum.

Members heard that the rooflights were deemed acceptable due to the steepness of the roof and because they were obscured to the rear of the building, and, responding to questioning, officers confirmed that the height of the proposed dwelling was below the London Guidelines considered desirable for properties and there were no rooflights in nearby properties.

The Committee expressed concern that rooflights provided the only form of lighting in the dwelling and the building height was lower than the London Plan guidelines suggested. A proposal to refuse the application was then proposed citing the unacceptable living conditions proposed by virtue of a lack of natural light and the height of the dwelling.

This proposal was seconded and unanimously agreed when put to a vote.

- **RESOLVED:** That the application was refused.

134. **THE WATERS EDGE, RESERVOIR ROAD - 1117/ADV/2016/91** (*Agenda Item 14*)

Removal of existing adverts and installation of one internally illuminated post sign, three areas of non-illuminated signwriting, one internally illuminated Nameboard, one externally illuminated post sign, two non-illuminated transom signs, one externally illuminated sign, one area of externally illuminated signwriting and three non-illuminated post signs.

	<p>Officers introduced the report which sought consent for the removal of existing adverts and installation of the replacement signage.</p> <p>Members proposed, seconded and voted unanimously in favour of the officer's recommendation.</p> <ul style="list-style-type: none"> - RESOLVED: That the application was approved.
135.	<p>178-182 HIGH STREET - 28388/APP/2016/3332 (<i>Agenda Item 15</i>)</p> <p>First and second floor rear extension, conversion of roofspace to habitable use to include three front dormers, four side dormers and change of use from Use Class A1 (Retail) to Use Class C3 (Residential) to create six two-bed and three one-bed self-contained flats, balustrade to rear to form communal terrace and alteration to bin/cycle storage.</p> <p>Officers introduced the report which proposal to erect a first and second floor extension to the rear of the premises, and convert the roofspace to habitable use with the inclusion of dormer windows.</p> <p>The Committee believed the proposal was not acceptable, and proposed, seconded and unanimously agreed the officer's recommendation when put to a vote.</p> <ul style="list-style-type: none"> - RESOLVED: That the application was refused.
136.	<p>QUARTERLY S106 MONITORING REPORT (<i>Agenda Item 16</i>)</p> <p>Members noted the report that provided financial information on s106 and s278 agreements in the North Planning Committee area up to 30 September 2016 where the Council has received and holds funds.</p> <ul style="list-style-type: none"> - RESOLVED: That the report was noted.
137.	<p>ENFORCEMENT REPORT (<i>Agenda Item 17</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 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. <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(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
138.	<p>ENFORCEMENT REPORT (<i>Agenda Item 18</i>)</p> <p>RESOLVED:</p>

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 7.56 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.