

Minutes



MAJOR Applications Planning Committee

22 February 2017

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), Peter Curling, Janet Duncan, Henry Higgins, John Morgan, John Oswell, David Yarrow and Roy Chamdal (In place of Brian Stead)</p> <p>LBH Officers Present: James Rodger - Head of Planning & Enforcement, Neil McCLEllen - Major Applications Team Leader, Syed Shah - Principal Highway Engineer, Roisin Hogan - Planning Lawyer, and Neil Fraser - Democratic Services Officer</p>
130.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Stead, with Councillor Chamdal in attendance as his substitute.</p>
131.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Morgan declared a non-pecuniary interest in respect of Item 6, Northwood Scout Group, in that the Group was awarded money through the Ward Budget. Councillor Morgan confirmed that he would remain in the meeting, and would take part in the discussion and vote on the item.</p>
132.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>Members highlighted that Minute 120, apologies for absence, required amendment to correctly list Councillors' political parties.</p> <p>RESOLVED: That the minutes of the meeting held on 1 February 2017 be approved, subject to the above amendment.</p>
133.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
134.	<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 (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items were Part I and would be heard in public.</p>

135. **NORTHWOOD SCOUT GROUP, 87 NORTHWOOD WAY - 21177/APP/2016/4383**
(Agenda Item 6)

Replacement Scout Hut with provision of disabled access and extension of site curtilage.

Officers introduced the report and highlighted the addendum, confirming that the site was established at the outbreak of WW1, with the Scout Group using the site for over 40 years. The existing single storey hut had reached the end of its useful life and the group were seeking planning permission to replace it with a new building of similar height and length but slightly wider, with improved facilities and a DDA compliant access.

The site was adjacent to the Hog's Back open space, a nature conservation area owned by the Council. Hillingdon had agreed to lease a 7 metre wide strip of the open space to the scouts to be incorporated into their site in order to provide them with additional space for outdoor activities. Apart from the relocation of the boundary fence no building work was proposed on this strip of leased land. A condition was recommended requiring the planting of a hedge along the boundary with the open space, to improve the appearance of the boundary which was currently a dilapidated and unattractive looking palisade fence.

As the application involved Council land it was being reported to the Major Applications Committee for determination. Officers felt that the proposal would provide an inclusive, improved community facility and a more attractive development, and it was recommended that the application be approved.

Members requested confirmation that no hazardous materials had been found on site. Officers confirmed that no asbestos notice had been raised, and that no additional informative was required.

Members also questioned the hours of use, highlighting that if use of the site was prohibited after 10pm, then the Scouts and Brownie groups would not be able to use the site for their sleep-over nights. Officers confirmed that Condition 6, detailing the hours of use, could be amended following consultation with the Scouts, to ensure that this would not have a detrimental impact on the groups.

RESOLVED:

- 1. That the application be approved;**
- 2. That delegated authority be given to the Head of Planning to consult with Northwood Scout Group to amend Condition 6, Operating Hours.**

136. **FORMER TRIMITE SITE, ARUNDLE ROAD, UXBRIDGE - 9117/APP/2016/278**
(Agenda Item 7)

Proposed redevelopment of the site for three industrial/warehouse units with ancillary offices (Use Classes B1c/B2/B8) and a total floorspace of 16,178sq.m (GEA) including a new access off Ashley Road, a minor realignment of the highway, service yards, car parking and landscaping.

Officers introduced the report, confirming that the application was originally presented at the Planning Committee meeting held on 3 August 2016, at which the Committee approved the application subject to a Legal agreement. Since then, it had come to light that a small parcel of land adjacent to the site and required for the necessary highway

improvement work was registered to a different owner, J Stoddart, a company that no longer exists having been wound up in 1980. In order to regularise the matter, the appropriate notices were given and the application was re-consulted on.

Responses from three neighbouring occupiers had been received, with the officer's response set out in the accompanying report. Members were informed that the proposed scheme had not changed since the Committee resolved to approve the proposal at the meeting in August 2016. Officers confirmed that they were satisfied that policy had not changed that would lead them to reach a different conclusion, and therefore the application was recommended for approval, subject to the changes as set out in the addendum.

Councillor J Cooper addressed the Committee on behalf of the residents of Cowley Mill Road. Councillor Cooper confirmed that she had no objection to the application itself, which was an improvement on the current situation. It was expected that the proposed highways works should go some way to ameliorating the traffic problems identified in the report.

However, Councillor Cooper was concerned that residents of 77-80 Cowley Mill Road would be disproportionately affected by the proposed double yellow lines referenced within the report. Access to public transport at the location was poor and the (many elderly) residents were therefore dependent on their cars, as were their visitors, especially those who were elderly, frail or disabled.

Councillor Cooper went on to suggest that the proposed double yellow lines would cause significant stress and anxiety for the residents, impacting on their quiet enjoyment of their property and would adversely affect the value of their property, should they decide the development impacts so much on their lives that they need to move. However, in such an instance, they may not be in a position to afford to move because of the reduction in property value.

Whilst it was understood that the Planning Committee could not take property values into account, the junction in its current state was highly unsatisfactory. Large vehicles had regularly been observed mounting the kerb to navigate through the junction, a problem that would not be resolved by the addition of double yellow lines. Instead, it was suggested that a one-way system be introduced.

Councillor Cooper concluded by requesting that the Committee look at the circumstances of the residents and how their lives will be adversely affected if double yellow lines are implemented.

Members discussed the parking issues, with Councillor Cooper confirming that some residents did have limited off-street parking. Members were mindful of the traffic issues raised within the report, and it was highlighted that all such proposals approved at Committee were approved subject to evidence that the traffic can be made to work. It was confirmed that the yellow lines referenced did not form part of the planning proposal being determined by the committee at the meeting, and that if the proposal was subsequently approved, any resolution to the traffic and parking issues would be the domain of the Cabinet Member for Planning, Transportation & Recycling, in conjunction with highways officers, via a public consultation and resultant traffic order. With this in mind, the officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be approved.

The meeting, which commenced at 6.00 pm, closed at 6.16 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Neil Fraser on 01895 250692. 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.