

## Minutes



### CENTRAL & SOUTH PLANNING COMMITTEE

19 July 2017

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

	<p><b>Committee Members Present:</b> Councillors Ian Edwards (Chairman), David Yarrow (Vice-Chairman), Shehryar Ahmad-Wallana, Roy Chamdal, Alan Chapman, Mo Khursheed, Peter Money, John Morse and Brian Stead.</p> <p><b>Also Present:</b> Councillor George Cooper.</p> <p><b>LBH Officers Present:</b> James Rodger - Head of Planning and Enforcement Meghji Hirani - Planning Contracts &amp; Planning Information Peter Loveday - Highways Development Engineer Nicole Cameron - Planning Lawyer Khalid Ahmed - Democratic Services Manager</p>
43.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> <i>(Agenda Item 2)</i></p> <p>Councillor Khursheed declared a Non-Pecuniary Interest in Agenda Item No. 7 - 16 Moray Avenue, Hayes as the site was in his ward. He remained in the room during discussion on the item.</p>
44.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS</b> <i>(Agenda Item 3)</i></p> <p><b>RESOLVED:</b> That the minutes of the meetings held on 16 May, 7 June and 27 June 2017 be agreed as correct records.</p>
45.	<p><b>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</b> <i>(Agenda Item 5)</i></p> <p>It was confirmed that agenda items 1-14 were marked as Part I and would be considered in public. Agenda items 15-19 were marked as Part II and so would be considered in private.</p>
46.	<p><b>LAND FORMING PART OF 13 SALT HILL CLOSE, UXBRIDGE 72568/APP/2017/406</b> <i>(Agenda Item 6)</i></p> <p><b>Two storey, 3-bed attached dwelling with associated parking, amenity and cycle space</b></p>

Officers introduced the report, confirming that the application would infill land to the side of No.13. The proposal would retain sufficient visual spacing to the side boundary with Harefield Road which was at a higher ground level. The Committee was informed that the form, design and footprint of the proposed dwelling would match those adjoining within the close and would be in-keeping with the street scene and surroundings.

Officers reported that the proposal offered an adequate provision of off-street parking for both existing and proposed dwellings.

Officers highlighted the addendum which informed Members that Condition 7 was a duplicate of Condition 6 and therefore should be deleted if the application was approved.

A petitioner addressed the Committee and objected to the application on the following grounds:

- The proposal would be an overdevelopment of the site
- There would be harm to the character and appearance of the area
- There would be the loss of a semi-detached house
- There would be a loss of light, loss of privacy and the proposal would be over dominant
- Parking would cause a problem
- Salt Hill Close and Beacon Close were already densely populated
- Part of the footpath on Harefield Road was Council owned, but the hedge was not Council owned
- There had been two previous applications refused

Councillor George Cooper, Ward Councillor for Uxbridge North, addressed the Committee and expressed concerns regarding the extra traffic which would result because of the proposal. Reference was made to a particular problem with traffic on Harefield Road and that a petition hearing had recently taken place regarding traffic problems on Uxbridge Common which was nearby.

Officers in response to some of the issues raised reported that the scheme had been amended to provide 2 parking spaces per unit. In addition, it was considered that a 3 bed room property would make around 5-6 vehicle trips a day, which would not make a significant impact on the area.

In relation to concerns regarding overdevelopment of the site, loss of light, harming the character and appearance of the area, it was reported that the proposals had met planning standards which had been applied.

The Legal Advisor reported the concerns expressed regarding the ownership of the hedge on the footway was not a material planning consideration. In addition, the Legal Advisor suggested that the previous refusal of an appeal was a planning consideration; however, Members should focus on the merits of the application before them.

The officer's recommendation was moved, seconded, and when put to a vote, was agreed.

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

**Retention of outbuilding with proposed modifications and reduction in size, for uses ancillary to the dwelling house**

Officers introduced the report and confirmed that permission was sought for the retention of an existing outbuilding with proposed modifications and reduction in size, for uses ancillary to the dwelling house. The Committee was informed that the site was currently the subject of enforcement action regarding two unauthorised outbuildings. One outbuilding had been demolished and this application sought to reduce the size of the other outbuilding.

The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.

**RESOLVED: That the application be approved, subject to the conditions and informatives set out in the report.**

48. **HAYES PARK, HAYES END ROAD, HAYES 12853/ADV/2017/41** (*Agenda Item 8*)

**Installation of 3 flag poles**

Officers introduced the report and informed Members that the application sought retrospective advertisement consent for the installation of 3 flag poles.

The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.

**RESOLVED: That the application be approved, subject to the conditions and informatives set out in the report.**

49. **308 KINGSHILL AVENUE, HAYES 24844/APP/2017/1548** (*Agenda Item 9*)

**Change of use from retail (Use Class A1) to hot food takeaway (Use Class A5), installation of extract duct and alterations to rear elevation**

Officers introduced the report, confirming that the application related to change of use only and did not involve any exterior alterations to the building, apart from the installation of an extract duct to the rear.

The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.

**RESOLVED: That the application be approved, subject to the conditions and informatives set out in the report.**

50. **308 KINGSHILL AVENUE, HAYES 24844/ADV/2017/55** (*Agenda Item 10*)

**Installation of 1 internally illuminated fascia sign and 1 internally illuminated projecting sign**

Officers introduced the report, confirming that the application sought the advertisement consent for the installation of 1 internally illuminated fascia sign and 1 internally illuminated project sign.

The officer's recommendation was moved, seconded, and when put to a vote,

unanimously agreed.

**RESOLVED: That the application be approved, subject to the conditions and informatives set out in the report.**

51. **53 PETWORTH GARDENS, HILLINGDON 71076/APP/2017/1756** (Agenda Item 11)

**Conversion of single dwellinghouse into 2 x 2-bed self-contained flats with associated parking and amenity space, involving alterations to elevations (Retrospective)**

The Committee was informed that there were inaccuracies in the plans for this application and it was requested that consideration of the application be deferred to enable the applicant to submit an application with accurate plans.

**RESOLVED: That the application be deferred.**

52. **210 CENTRAL AVENUE, HAYES 71772/APP/2017/962** (Agenda Item 12)

**Part two storey, part single storey side/rear extension and conversion of dwelling to 1 x 2-bed and 1 x 1-bed self contained flats with associated parking and amenity space**

Officers introduced the report and confirmed that the property was located within an Area of Special Character and that the extensions to the existing dwelling were large bulky which were out of keeping with the character of the original dwelling, the street scene and the wider Area of Special Character and the ground floor flat was provided with a kitchen which did not have a window (no light or outlook).

The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.

**RESOLVED: That the application be refused.**

53. **84 HERCIES ROAD, HILLINGDON 11271/APP/2017/1549** (Agenda Item 13)

**Application to vary condition 2 of planning permission Ref: 11271/APP/2016/506 dated 08/04/2016 (Single storey, detached double garage involving demolition of existing garage) to allow a 130cm roof overhang to the front of the building**

Officers introduced the report and confirmed that the main issues for consideration related to the effect of the proposal on the character and appearance of the original dwelling, the impact on the streetscene and the impact on the residential amenity of the neighbouring dwellings.

The Committee was provided with photographs of the proposal which indicated the application did not impact on the streetscene and did not harm the amenity of neighbouring residents.

The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.

**RESOLVED: That the application be approved, subject to the conditions and informatives set out in the report.**

54.	<p><b>6 &amp; 6A HIGH STREET 1538/APP/2017/722 (Agenda Item 14)</b></p> <p><b>Conversion of first and second floors from financial and professional service offices (Use Class A2) to 3 x 2-bed flats, involving raising of roof level to provide new floor</b></p> <p>Officers introduced the report and confirmed that following a number of revisions to its design, the proposal was considered to be in character with the Conservation Area. In addition the proposal would not result in a loss of residential amenity to the future occupants of the 3 flats. The Committee was informed that the applicant had agreed to enter into a S106 Agreement to ensure that the future occupants of the flats would not be eligible to apply for a parking permit. This was because the proposed development would constitute a car free scheme given that there were a number of alternative modes of transport available to the occupants.</p> <p>Members discussed the impact on the streetscene and asked that a condition be added so that the development had arched windows, which would be in keeping with the streetscene.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p><b>RESOLVED: That the application be approved subject to the following:</b></p> <ol style="list-style-type: none"> <li><b>1. the completion of the S106 agreement to secure the car free scheme</b></li> <li><b>2. the conditions and informatives set out in the report, including an additional condition relating to arched windows.</b></li> </ol>
55.	<p><b>ENFORCEMENT REPORT (Agenda Item 15)</b></p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li><b>1. That the enforcement action as recommended in the officer's report was agreed.</b></li> <li><b>2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</b></li> </ol> <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>
56.	<p><b>ENFORCEMENT REPORT (Agenda Item 16)</b></p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li><b>1. That the enforcement action as recommended in the officer's report was agreed.</b></li> <li><b>2. That the Committee resolved to release their decision and the reasons for it</b></li> </ol>

**outlined in the 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).*

**57. ENFORCEMENT REPORT (Agenda Item 17)**

**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 the 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).*

**58. ENFORCEMENT REPORT (Agenda Item 18)**

**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 the 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 8.00pm

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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.**