

## Minutes



### **CENTRAL & South Planning Committee**

**12 December 2017**

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

	<p><b>Committee Members Present:</b> Councillors Ian Edwards (Chairman), Shehryar Ahmad-Wallana, Roy Chamdal, Alan Chapman, Brian Stead, Mo Khursheed, Peter Money and John Morse</p> <p><b>LBH Officers Present:</b> Glen Egan (Office Managing Partner - Legal Services), Zenab Haji-Ismail (Principal Planning Officer) and Manmohan Ranger (Transport Consultant) and James Rodger (Head of Planning and Enforcement)</p>
145.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor David Yarrow with Councillor Ray Graham substituting.</p>
146.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Councillor Peter Money declared a pecuniary interest in agenda item 7 and left the room when the item was discussed. Councillor Ian Edwards declared a non-pecuniary interest in agenda item 15 and left the room during the Committee's deliberations of this item.</p>
147.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p>The minutes of the previous meeting were approved.</p> <p><b>RESOLVED: That the minutes of the meeting on 23 November 2017 were approved as a correct record.</b></p>
148.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
149.	<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 items marked Part I would be considered in public and items marked Part II would be considered in private.</p>

150. **86 HARLINGTON ROAD - 25724/APP/2017/3067** (Agenda Item 6)

Officers introduced the application and highlighted the addendum. The application sought to change the use class of 86 Harlington Road, Hillingdon from Class C3 dwellinghouse to a 4-bed HMO. Members were informed that there were no registered HMOs within a 100 metre distance of the application property therefore this proposal would not constitute an over-concentration of HMO uses in the area in accordance with the Interim Planning Policy Document. The proposal was to amend internal floor areas only with no external alterations and would not impact negatively on the street scene. Members were also advised that condition 7 in the report which referred to landscaping would be removed as it duplicated condition 3. An additional condition regarding parking was to be added as detailed in the addendum. Furthermore, Members were informed that a request had been made by a Ward Councillor for the application to be heard at a Committee meeting.

Members sought clarification regarding the number of people who would reside at the HMO and were advised that the maximum number would be 4 as detailed in condition 4 on page 6 of the report.

Responding to further questions from the Committee, officers confirmed that the property lay within an Article 4 area and guidance regarding the maximum number of HMOs in an area had been adhered to; the guidelines stated that no more than 20% of properties could be converted to HMOs in a given area and this had not been exceeded. All policy issues had been addressed and there were no more than 20% of HMOs currently in the immediate vicinity.

Further clarification was sought regarding the issue of parking and Members were advised that 3 spaces would be made available which was adequate. The Committee referred to the Ward Councillor's concerns as detailed in the addendum regarding potential overspill of people and were informed that resident numbers in the HMO would not exceed four; therefore overspill would not be a cause for concern. Councillors were also reassured that condition 3 covered the issue of bicycle parking at the property.

The officer's recommendation was moved, seconded and unanimously agreed.

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

151. **29 MANOR LANE, HARLINGTON - 15434/APP/2017/2674** (Agenda Item 7)

Councillor Money had declared a pecuniary interest and left the room during the Committee's deliberations of this item.

Officers presented the application which sought to construct a single storey side extension involving demolition of the existing garage and amendments to the porch at 29 Manor Lane, Harlington.

The Committee commented that the proposed development was acceptable and felt it would be in keeping with the street scene.

The officer's recommendation was moved, seconded and unanimously agreed.

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

**RESOLVED: That**

152. **26 COLDHARBOUR LANE - 72611/APP/2017/3569** (*Agenda Item 8*)

Officers presented the application which sought to change the use of a ground floor flat at 26 Coldharbour Lane, Hayes from Use Class A1 to Use Class A2 for use as an estate agent's. Members were informed that this was a retrospective application.

Members commented that the change was minimal and did not raise any concerns regarding the application.

The officer's recommendation was moved, seconded and unanimously agreed.

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

153. **66 FAIRWAY AVENUE - 29143/APP/2017/3100** (*Agenda Item 9*)

Officers introduced the application which sought to install a side dormer, enlarge the roofspace to create habitable accommodation and erect a single storey front extension and porch. Councillors were informed that the application had been deferred from the Committee on 23 November 2017 to enable clarification of the neighbouring impacts of the proposal. It was confirmed that the site was situated in "West Drayton Garden City Area of Special Local Character".

Members felt that the proposed development was out of keeping with the area and the original dwelling house and concern was expressed regarding the increased height and the incongruity of the side dormer. It was felt that the development would impact negatively on the street scene.

The officer's recommendation was moved, seconded and unanimously agreed.

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

154. **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 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).*

155.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 11</i>)</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>
156.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 12</i>)</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>
157.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 13</i>)</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</i></p>

*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).*

158. **ENFORCEMENT REPORT** (Agenda Item 14)

**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).*

159. **ENFORCEMENT REPORT** (Agenda Item 15)

**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 7.02 pm, closed at 7.32 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Liz Penny on 01895 250185. 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**

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**remain the official and definitive record of proceedings.**