

## Minutes



**MAJOR** Applications Planning Committee

**31 January 2018**

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

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Jazz Dhillon, Henry Higgins, John Oswell, Brian Stead and David Yarrow</p> <p><b>LBH Officers Present:</b> Manmohan Ranger (Transport Consultant), Zenab Haji-Ismail (Principal Planning Officer), Mandip Malhotra (Strategic &amp; Major Applications Manager), Roisin Hogan (Planning Lawyer) and Neil Fraser (Democratic Services Officer)</p>
119.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillors Duncan and Morgan.</p>
120.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>None.</p>
121.	<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 13 December 2017 and 10 January 2018 be approved as a correct record.</p>
122.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
123.	<p><b>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</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items would be considered in public.</p>
124.	<p><b>11720/APP/2017/4058 - SIPSON RECREATIONAL GROUND</b> (<i>Agenda Item 6</i>)</p> <p><b>Replacement sports club building with associated external works.</b></p> <p>Officers introduced the report, and tabled an addendum. Officers confirmed that the application was for the replacement of a sports club building situated on recreational grounds.</p>

The proposed replacement building was deemed to offer an improvement on the current arrangements in terms of size, durability and flexibility, and was not felt to detract from the character and appearance of the surrounding area, or to cause unacceptable harm towards the amenities of neighbouring residents. The application was therefore recommended for approval.

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

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

125. **10112/APP/2017/2077 - LONDON SCHOOL OF THEOLOGY** (*Agenda Item 7*)

**Erection of 12 apartments with associated parking, cycle storage, motorcycle parking, disabled parking and bin storage following demolition of existing residential block and pair of semi-detached houses.**

Officers introduced the report, and confirmed that a permission had previously been granted for 9 units on site. The new proposal was for the rationalisation of internal space, with the addition of 3 further units, to a total of 12 units. A previous application for 10 units had been refused due to concerns relating to quality of accommodation for future occupiers of a 'study' room, though this was no longer a concern owing to improvements made to that unit space. Light to basement units was considered acceptable.

It was confirmed that the application proposed no changes to the consented scheme, and would include a defensive level between the units at basement level and the communal amenity space to be used by the rest of the residents.

The application included a contribution towards off-site affordable housing. This had been independently reviewed by the Council's surveyor, and would form part of the S106 agreement. Officers informed Members that registered providers sometimes found it difficult to deliver affordable housing on small sites and as a result, off-site contributions were a suitable alternative.

The addendum was highlighted, which set out an amendment to condition 7 part 2 which confirmed that parking layouts would include 24 car parking spaces, inclusive of 2 disabled spaces, 2 motorcycle spaces, 5 active electrical charging points, and 5 passive electrical charging points.

The officer recommended that the application be approved. This was moved, seconded, and when put to a vote, unanimously agreed.

**RESOLVED: That the application be approved, subject to addendum changes.**

126. **5505/APP/2017/3179 - AIRLINK HOUSE** (*Agenda Item 8*)

**Variation of Conditions 2 (Approved Plans), 3 (Supporting Documents), 6 (Landscaping) and 13 (Car Parking) of planning permission ref: 5505/APP/2015/1546 dated 29/04/2017 (Erection of a 3 storey side extension to existing hotel and conversion of banqueting hall and first floor bathrooms to create a 52 bedroom hotel with associated undercroft driveway and car parking) to reflect changes to the internal layout, landscaping and fenestration**

Officers introduced the report, and confirmed that the application was for retrospective

variation to conditions on an implemented site. Key changes were internal, where hotel rooms had been repositioned. It was confirmed that there were no changes to height or footprint, and permission for minor changes to landscaping, rear windows and a roof vent (facing away from residential properties) was sought.

It was deemed that the minor changes sought would not affect local amenity and were in keeping with the character of the area. It was therefore recommended that the application be approved.

Members sought clarity on the inclusion of charging points for electric vehicles. Officers confirmed that this had been conditioned as part of the prior consented application, and that this condition had since been discharged.

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

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

127. **18218/APP/2017/3711 - KICHENER HOUSE** (*Agenda Item 9*)

**Retrospective Application) Variation of Conditions 2 (Approved Plans) of planning permission ref: 18218/APP/2013/2183 dated 14-02-2014 (Erection of a part single, two, three and 4 storey building to provide 23 residential units, consisting of 14 x 2 bedroom, 9 x 1 together with 250sqm of retail/commercial space, with associated parking, cycle and bin storage and amenity space, involving demolition of existing buildings) to provide 24 units (13 x 2 bedroom, 10 x 1 bedroom and 1 x studio).**

Officers introduced the report and tabled an addendum. Officers confirmed that the application was for a retrospective variation of conditions to previously approved plans. A formerly duplex unit had since been split into 2 units, comprising of a studio and a 1 bed unit. The units complied with Council standards, and there were no changes to external footprint, height or layout.

A viability assessment had resulted in a contribution from the applicant towards off-site affordable housing. This was a change to the previously approved application, which had not included a contribution towards affordable housing. It was recommended that the application be approved.

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

**RESOLVED: That the application be approved, subject to addendum changes.**

The meeting, which commenced at 6.00 pm, closed at 6.13 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.**

