

Minutes



CENTRAL & South Planning Committee

11 January 2018

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

	<p>Committee Members Present: Councillors Ian Edwards (Chairman), David Yarrow (Vice-Chairman), Shehryar Ahmad-Wallana, Roy Chamdal, Peter Money, John Morse, Brian Stead and John Oswell (In place of Mo Khursheed)</p> <p>LBH Officers Present: Glen Egan (Office Managing Partner - Legal Services), Meghji Hirani (Planning Contracts & Planning Information), James Rodger (Head of Planning and Enforcement), Luke Taylor (Democratic Services Officer) and Alan Tilly (Transport and Aviation Manager)</p>
160.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Cllr Chapman and Cllr Khursheed, with Cllr Oswell substituting.</p>
161.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Cllr Yarrow declared a personal interest in Item 13, and would not take part in the discussion or vote on the item.</p>
162.	<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 12 December 2017 were agreed as a correct record.</p>
163.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
164.	<p>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 (<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>
165.	<p>7-21 NORFOLK ROAD, UXBRIDGE - 32703/APP/2017/3744 (<i>Agenda Item 6</i>)</p> <p>Reconfiguration of flat 11 within existing building and conversion of roof space</p>

to habitable use to include three new dormers to rear and four front roof lights to create a two-bed self-contained flat with associated parking.

Officers introduced the application, which sought planning permission for the conversion of roof space to habitable use for a two-bed self-contained flat. A petition had been received in objection to the application, but the petitioner was not in attendance to address the Committee.

Cllr George Cooper, Ward Councillor for Uxbridge North, informed the Committee that he supported the officer's recommendation and commented that the application was for a substandard form of accommodation, without the correct room dimensions or amenity space.

The Committee noted that there were sufficient reasons to refuse the application detailed in the officer's report, and moved and seconded the officer's recommendation. Upon being put to a vote, the officer's recommendation was unanimously agreed.

RESOLVED: That the application was refused.

166. **7-21 NORFOLK ROAD, UXBRIDGE - 32703/APP/2017/3751** (*Agenda Item 7*)

Reconfiguration of flat 11 within existing building and conversion of roof space to habitable use to include three new dormers to rear and four front roof lights to create a two-bed self-contained flat with associated parking.

Officers introduced the application, which sought planning permission for the conversion of roof space to habitable use for a two-bed self-contained flat. The item was considered alongside item 6, which was an application at the same site.

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

RESOLVED: That the application was refused.

167. **LAND ADJACENT TO 1 BELGRAVE MEWS, COWLEY - 72586/APP/2017/3797** (*Agenda Item 8*)

Single-storey garage.

Officers introduced the report, which sought the erection of a single storey garage.

A petitioner spoke in objection to the application, confirming that the application was outside the building line, represented a loss of parking for residents, and should be rejected by virtue of its scale, size, height and design. The Committee heard that the local residents objected to the application, which would set a dangerous precedent for similar future applications if approved.

Councillor Judith Cooper, Ward Councillor for Uxbridge South, addressed the Committee and stated that the petitioner had a good case, as the application was intrusive and should be refused.

Members commented that the application contradicts the Council's planning policies and moved, seconded and unanimously agreed the officer's recommendation at a vote.

RESOLVED: That the application was refused.

168.	<p>2 WIMBORNE AVENUE, HAYES - 70262/APP/2017/4100 (<i>Agenda Item 9</i>)</p> <p>Part two-storey, part single-storey side / rear extension.</p> <p>Officers introduced the application, which sought the erection of a part-two storey, part-single storey side / rear extension, noting the extensive application history on the site.</p> <p>The Committee moved, seconded and, upon being put to a vote, unanimously agreed the officer's recommendation.</p> <p>RESOLVED: That the application was refused.</p>
169.	<p>16 BLACKLANDS DRIVE, HAYES - 9067/APP/2017/3519 (<i>Agenda Item 10</i>)</p> <p>Conversion of one three-bed dwelling to one one-bed and one two-bed dwellings with associated parking and amenity space and installation of vehicular crossover and gate.</p> <p>Officers introduced the application, which sought planning permission to convert the existing dwelling to one one-bed and one two-bed dwellings.</p> <p>Members noted the addendum, which contained an additional condition regarding car parking, noting that the two-bed dwelling would be allocated the parking space to the frontage, with the one-bed unit allocated the parking space to the rear.</p> <p>The Committee agreed that the application was within policy, and the officer's recommendation was moved and seconded. Upon being put to a vote, it was unanimously agreed.</p> <p>RESOLVED: That the application be approved, subject to an additional condition to ensure that the parking space to the front of the site was allocated to the two-bed dwelling and the parking space to the rear of the site was allocated to the one-bed unit.</p>
170.	<p>141 CHARVILLE LANE, CHARVILLE - 72426/APP/2017/2914 (<i>Agenda Item 11</i>)</p> <p>Erection of two cabins, single-storey workshop building, gate/fence, demolition of existing buildings and change of use from scrapyards (Sui Generis) to car repairs (Use Class B2).</p> <p>Officers introduced the application, which sought planning permission for the erection of two cabins, a single-storey workshop building, gate / fence, and the demolition of the existing buildings and a change of use of the site from scrapyards to car repairs.</p> <p>Members heard that the application proposed a reduction in floorspace, and one building would be in front of the building line, but it was not considered to be intrusive. Responding to questioning, officers confirmed that the new application included further highways information, which had satisfied officers' concerns regarding highway and pedestrian safety and the visual amenity of the Green Belt.</p> <p>Councillors questioned whether it was possible to add a condition to remove the portacabins, and were informed that these were permanent in the application and a condition could not be imposed on the portacabins, although officers could discuss the issue with the applicant.</p>

The Committee noted that it was important to see the changes to the application in further detail, including details of the impact on the Green Belt and information on the planning history of the site.

It was proposed that the application be deferred to allow for this information to be added to the report, and Members agreed that although the application was better than previous applications on the site, further information was still required to give the application a fairer hearing.

The proposed deferral was seconded, and unanimously agreed at a vote.

RESOLVED: That the application was deferred.

171. **382 SIPSON ROAD, WEST DRAYTON - 70385/APP/2017/3794** (*Agenda Item 12*)

Retention of hardstanding and provision of landscaping to front, and relocation of cycle and bin store to rear (Part Retrospective).

Officers introduced the application, which sought alterations to the approved landscaping to the front of the site. The application was partially retrospective as it involved the retention of a cycle and bin store that has been positioned in the rear garden. Officers also brought the Committee's attention to the addendum, which noted that 20% of the overall frontage area would be subject to soft landscaping.

Members commented that 25% soft landscaping would make the application policy compliant, and officers confirmed that there was space to provide this quantity of soft landscaping without impacting on the parking provisions at the site. It was proposed that a condition be added to the application to ensure 25% soft landscaping was provided at the front of the site.

The Committee noted that the development did not require a three year expiration date, and proposed an alteration to the condition to change the three years to nine months.

Members proposed, seconded and unanimously agreed the officer's recommendation, subject to a change to condition 1 that altered the time limit on the application from three years to nine months, and an additional condition to ensure that 25% of the overall frontage area would be subject to soft landscaping.

RESOLVED: That the application was approved, subject to:

- 1. An alteration to condition 1 which ensured the permitted development shall be begun before the expiration of nine months from the date of this permission; and**
- 2. An additional condition to ensure that 25% of the overall frontage area would be subject to soft landscaping.**

172. **ENFORCEMENT REPORT** (*Agenda Item 13*)

Councillor Yarrow declared a personal interest in the item, and did not take part in the debate or vote on the item.

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).

173. **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).

174. **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 7.00 pm, closed at 7.43 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Luke Taylor on 01895 250 693. 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.