

Minutes



NORTH Planning Committee

2 October 2018

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

	<p>Committee Members Present: Councillors Duncan Flynn (Vice-Chairman), Scott Farley, Becky Haggar, Henry Higgins, John Oswell, Devi Radia, Robin Sansarpuri and Steve Tuckwell</p> <p>Apologies Councillor Edward Lavery</p> <p>Substitutes Councillor Ian Edwards</p> <p>LBH Officers Present: Glen Egan (Office Managing Partner - Legal Services), Matt Kolaszewski (Planning Team Manager), James Rodger (Head of Planning and Enforcement), Luke Taylor (Democratic Services Officer) and Alan Tilly (Transport and Aviation Manager)</p>
78.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Lavery, with Councillor Edwards substituting.</p>
79.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
80.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the previous meeting, held on 12 September 2018, were agreed as a correct record.</p>
81.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
82.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 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 all items marked Part I would be considered in public, and all items marked Part II would be considered in private.</p>

83.	<p>101 & 103 MANOR WAY, RUISLIP - 53974/APP/2018/1380 (<i>Agenda Item 6</i>)</p> <p>Single-storey rear extension, alterations to elevations and change of use from Use Class A1 to Use Class B1(a).</p> <p>Officers introduced the application, which outlined a proposed change of use from a retail unit to Class B1 officers, together with alterations to the shopfront and a single-storey rear extension with car parking, and highlighted the addendum.</p> <p>Responding to questioning from the Committee, officers confirmed that the planning history and previous refusals were not relevant to this application, and that the dormer window did not impact upon privacy.</p> <p>Members agreed that it made sense to bring the site back into use, and moved, seconded and unanimously agreed the officer's recommendation.</p> <p>RESOLVED: That the application be approved.</p>
84.	<p>LAND WEST OF FORE STREET, EASTCOTE - 73373/APP/2018/1999 (<i>Agenda Item 7</i>)</p> <p>Erection of security fencing and replacement access gate (Part Retrospective).</p> <p>Officers introduced the application, which sought planning permission for the installation of security fencing and replacement gates, and highlighted the addendum which included amendments to Condition 3 and 4 and an additional condition regarding the time frame for the works.</p> <p>Responding to Members' questioning, officers commented that the proposed hedge screening would be around the perimeter of the site and that the application related to the replacement fence and access, and any further issues that arose outside the planning application could be subject to enforcement.</p> <p>The Committee noted that the changes would improve the safety of the site, and the officer's recommendation was moved and seconded. Upon being put to a vote, the proposal was unanimously agreed.</p> <p>RESOLVED: That the application be approved, subject to amendments to Conditions 3 and 4, and an additional condition regarding the timeframe of works.</p>
85.	<p>ST MARTINS HOUSE, THE RUNWAY, RUISLIP - 61166/APP/2018/2418 (<i>Agenda Item 8</i>)</p> <p>Demolish the existing building to create nine new build flats with roof garden and amenity space / onsite parking bays.</p> <p>Officers introduced the application, which sought the demolition of the existing building to create a three-storey building, providing nine new residential units with a roof garden and under-croft car parking. An addendum was also noted, which included an additional condition regarding a Construction Management Strategy.</p> <p>The Committee heard that planning permission was granted for this scheme involving a part-demolition of the existing building earlier in 2018, but upon further site investigations, the application advised that the foundations to parts of the existing walls</p>

were inadequate, and this application was submitted to include the complete demolition of the existing building.

Members noted that further details regarding the soft landscaping, planting and maintenance of the roof garden were necessary to ensure that the area was suitable, and requested stronger wording of the landscaping condition, to be agreed by the Chairman and Labour Lead, in conjunction with the Head of Planning and Enforcement.

The officer's recommendation, subject to delegated authority, was moved, seconded and unanimously agreed upon being put to a vote.

RESOLVED: That the application be approved, subject to delegated authority to the Chairman and Labour Lead Member to agree further wording regarding Condition 5 in conjunction with the Head of Planning and Enforcement.

86. **ST CATHERINE'S FARM COURT, HOWLETTS LANE, RUISLIP - 73986/APP/2018/2609** (*Agenda Item 9*)

Alterations and extension to the existing parking arrangement to provide additional car parking spaces and the installation of a traffic control barrier system at the entrance to the road.

Officers introduced the application which sought permission to formalise the existing car parking arrangement at St Catherine's Farm Court to accommodate an increase in the number of visitors, and noted that the proposals had the full support of the Council's Flood and Water Management Officer.

Members agreed that the application was sensible, and moved and seconded the officer's recommendation. Upon being put to a vote, this was unanimously agreed.

RESOLVED: That the application be approved.

87. **THE SIX BELLS P.H., DUCKS HILL ROAD, RUISLIP - 14387/APP/2018/1383** (*Agenda Item 10*)

Restoration of the Six Bells Public House, to include minor alterations to fittings internally and a new extension independent of the historic building to increase dining capacity.

This item was considered alongside Item 11.

Officers introduced the report, which sought permission for the erection of a new barn-type building, connected via a glazed link to the Grade II listed Six Bells Public House.

Councillor Corthorne, Ward Councillor for West Ruislip, addressed the Committee and expressed his broad support for the proposals, which would redevelop the site that is currently unoccupied and a concern for local residents. Members heard that local area had rich local heritage, and the sympathetic development would safeguard the area. Councillor Corthorne noted that there were parking concerns, but accepted that the parking arrangements did meet the national standards and could not be changed, he supported the application.

The Committee expressed its agreement with Councillor Corthorne's comments, and noted that it would be good to bring the public house back into use.

	<p>As such, Members moved, seconded and unanimously agreed the officer's recommendation.</p> <p>RESOLVED: That the application be approved.</p>
88.	<p>THE SIX BELLS P.H., DUCKS HILL ROAD, RUISLIP - 14387/APP/2018/1385 <i>(Agenda Item 11)</i></p> <p>Restoration of the Six Bells Public House, to include minor alterations to fittings internally and a new extension independent of the historic building to increase dining capacity (Listed Building Consent).</p> <p>This item was considered alongside Item 10, and the officer's recommendation was moved, seconded and unanimously agreed.</p> <p>RESOLVED: That the application be approved.</p>
89.	<p>TREE PRESERVATION ORDER NO. 774 (TPO 774) <i>(Agenda Item 12)</i></p> <p>Officers introduced the report, which sought the confirmation of Tree Preservation Order No. 774 on Park Lane, between Shelley Lane and Barrington Drive, Harefield.</p> <p>Members noted that the TPO was welcome action, and moved to confirm the TPO.</p> <p>The officer's recommendation was seconded, and upon being put to a vote, was unanimously agreed.</p> <p>RESOLVED: That the Tree Preservation Order be confirmed.</p>
90.	<p>ENFORCEMENT REPORT <i>(Agenda Item 13)</i></p> <p>RESOLVED:</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>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.</p> <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>
	<p>The meeting, which commenced at 7.00 pm, closed at 7.48 pm.</p>

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