

## Minutes



**CENTRAL & South Planning Committee**

**9 October 2018**

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

	<p><b>Committee Members Present:</b> Councillors Ian Edwards (Chairman), David Yarrow (Vice-Chairman), Shehryar Ahmad-Wallana, Mohinder Birah, Nicola Brightman, Roy Chamdal, Alan Chapman, Jazz Dhillon and Janet Duncan</p> <p><b>LBH Officers Present:</b> James Rodger (Head of Planning and Enforcement), Meghji Hirani (Planning Contracts &amp; Planning Information), Glen Egan (Office Managing Partner - Legal Services) and Armid Akram (Highways Development Control Officer) and Liz Penny (Democratic Services Officer)</p>
106.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
107.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Councillor Dhillon declared a non-pecuniary interest in agenda item 10 (1 and 3 Conway Drive) and left the room prior to the discussion of this item. Councillor Ahmad-Wallana declared a non-pecuniary interest in agenda item 11 (Halls Business Centre) and left the room prior to the discussion of this item.</p>
108.	<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 dated 29 August 2018 and 18 September 2018 be approved as an accurate record.</p>
109.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
110.	<p><b>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</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items were Part 1 and would be considered in public.</p>
111.	<p><b>NATS SITE - 43853/APP/2018/2902</b> (<i>Agenda Item 6</i>)</p> <p><b>This item was withdrawn prior to commencement of the meeting.</b></p>

112.	<p><b>93 MIDHURST GARDENS, HILLINGDON - 32694/APP/2018/2298</b> (<i>Agenda Item 7</i>)</p> <p><b>Single storey side/rear extension and first floor rear extension and conversion from single dwelling to 1 x 2-bed self contained flat and 1 x studio flat.</b></p> <p>Officers presented the report and highlighted the information in the addendum. It was noted that there was a correction to the item description on the front pages of the agenda.</p> <p>Members were informed that the proposed development met the criteria stipulated by the London Plan and would not cause detrimental living conditions for future occupiers. Sufficient off street parking and private amenity space would be provided. It was also considered that the proposal would have an acceptable impact on the street scene and the additions would appear subordinate to the main dwelling house. The application was recommended for approval.</p> <p>Members were satisfied that the proposal met the Council's standards. However, the Committee sought clarification with regards to the parking arrangements at the site. It was confirmed that the spaces to the rear would be for the use of the first floor flat, whilst the spaces to the front belonged to the ground floor flat. Members agreed that authority be delegated to the Head of Planning and Enforcement to draft a condition to clarify said parking arrangements.</p> <p>Councillors requested that, should similar applications be received in the future, officers include photographs of the driveways to the rear in their presentation as Members would find this helpful.</p> <p>Members agreed that, subject to the additional condition, the application was acceptable. The officer's recommendation was moved, seconded and, when put to a vote, unanimously approved.</p> <p><b>RESOLVED That:</b></p> <ol style="list-style-type: none"> <li><b>1. the application be approved subject to the addendum;</b></li> <li><b>2. authority be delegated to the Head of Planning to add a condition regarding the agreed parking arrangements at the site.</b></li> </ol>
113.	<p><b>1372 UXBRIDGE ROAD - 5625/APP/2018/2518</b> (<i>Agenda Item 8</i>)</p> <p><b>This item was withdrawn prior to commencement of the meeting.</b></p>
114.	<p><b>37 MERTON AVENUE, HILLINGDON - 73467/APP/2018/2674</b> (<i>Agenda Item 9</i>)</p> <p><b>This item was withdrawn prior to commencement of the meeting.</b></p>
115.	<p><b>1 AND 3 CONWAY DRIVE - 73741/APP/2018/2574</b> (<i>Agenda Item 10</i>)</p> <p><b>First floor side/rear extension to No.1 and first floor rear extension to No.3</b></p> <p>Councillor Dhillon had declared an interest in this item therefore left the room prior to the discussion.</p> <p>Officers presented the application which sought planning permission for a first floor</p>

side/rear extension to No.1 and an infill rear extension at first floor level to No.3 Conway Drive. Members were informed that the application was a resubmission and was recommended for refusal as it was not considered acceptable by reason of its size and scale. It was suggested that the proposal did not comply with the terms of the Hillingdon Design and Accessibility Statement as it would not be subordinate to or match the existing property.

Members commented that the proposed development would be to the rear so would not be easily visible from the public highway. It was felt that, since No.3 had already been extended, the proposed infill to No.1 would mirror the existing extension and would improve the overall appearance of the site.

Members raised no objections to the proposal and recommended that it be approved. It was agreed that authority be delegated to the Head of Planning and Enforcement to draft the standard conditions applicable to such developments.

Members moved a motion recommending that the officer's recommendation be overturned. The motion was seconded and, when put to a vote, unanimously approved.

**RESOLVED That: the application be approved subject to:**

- 1. Delegated authority to the Head of Planning and Enforcement to draft the additional standard conditions required.**

116. **HALLS BUSINESS CENTRE, UNIT 1C, PUMP LANE - 73938/APP/2018/2388**  
(Agenda Item 11)

**Change of use from warehouse (Use Class B8) to a mixed use comprising restaurant and shisha lounge (Use Class A3/Sui Generis)**

Councillor Ahmad-Wallana had declared an interest in this item therefore left the room prior to the discussion.

Officers presented the report which sought a change of use from a warehouse to a mixed use comprising restaurant and shisha lounge. Members were informed that such units were generally restricted to industrial use under the terms of policy LE2 of the Hillingdon Local Plan. It was possible for exceptions to be made in certain circumstances but these did not apply in this case. The requested change of use was deemed unacceptable as it failed to provide off street parking provision for the proposed restaurant / shisha lounge. Moreover, the proposal would result in a loss of industrial / warehousing space within an IBA. The Head of Planning and Enforcement suggested the addition of a third refusal reason relating to concerns around pedestrian safety given the lack of adequate footway networks and street lighting in the area.

Members stated that the application was unacceptable for all the aforementioned reasons and agreed that authority be delegated to the Head of Planning to word the additional rationale for refusal as discussed.

Members moved and seconded the officer's recommendation, subject to the additional reason for refusal proposed and, upon being put to a vote, this was unanimously agreed.

**RESOLVED That: the application be refused subject to:**

- 1. Delegated authority to the Head of Planning and Enforcement to word the**

	<b>additional third reason for refusal.</b>
117.	<p><b>20 HIGH STREET, UXBRIDGE - 1337/APP/2018/946</b> (<i>Agenda Item 12</i>)</p> <p><b>Change of use of the first and second floor from office use (Class B1) to two x 1 bed flats and two x 2 bed flats (Class C3) and associated internal and external alterations.</b></p> <p>Officers presented the report and highlighted the addendum. The application sought full planning permission for the change of use of existing first and second floor offices to residential accommodation and associated internal and external alterations. Members were informed that no objections were raised to the principle of the development and it was considered that the proposals would provide an acceptable living environment for future occupants. The property did not benefit from external space sufficient to provide parking therefore the development would be car free.</p> <p>With reference to the S106 agreement, it was requested that authority be delegated to the Head of Planning to draft wording which did not exclude blue badge holders.</p> <p>Members welcomed the application but sought clarification that the development offered sufficient headroom to the rear of the property. The Committee also requested verification that the usable floor space in the proposed flats complied with Council standards. It was confirmed that the headspace and overall floor space had been measured and were deemed to be acceptable.</p> <p><b>RESOLVED That: the application be approved subject to:</b></p> <ol style="list-style-type: none"> <li><b>1. the addition of a condition as per the addendum;</b></li> <li><b>2. delegation of authority to the Head of Planning and Enforcement to re-word the terms of the Section 106 agreement as discussed.</b></li> </ol>
118.	<p><b>20 HIGH STREET, UXBRIDGE - 1337/APP/2018/947</b> (<i>Agenda Item 13</i>)</p> <p><b>Change of use of the first and second floor from office use (Class B1) to two x 1 bed flats and two x 2 bed flats (Class C3) and associated internal and external alterations (Application for Listed Building Consent).</b></p> <p>Officers presented the report which sought consent for works to a three-storey (plus basement) Grade II listed building located in Uxbridge Town Centre which currently accommodated a cafe at ground floor level and offices above.</p> <p>The Committee was advised that, since the building was 'listed', conservation officers had been involved in the design and layout of the flats to ensure minimum impact on the internal fabric of the building. Moreover, the original features were to be retained in the proposed design.</p> <p>The Committee moved, seconded and unanimously agreed the officer's recommendation.</p> <p><b>RESOLVED That: the application be approved.</b></p>
	<b>ADDENDUM</b>

The meeting, which commenced at 7.00 pm, closed at 7.35 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 remain the official and definitive record of proceedings.**