

## Minutes



**CENTRAL & South Planning Committee**

**21 November 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> Armid Akram (Highways Development Control Officer), Nicole Cameron (Legal Advisor), Meghji Hirani (Planning Contracts &amp; Planning Information), James Rodger (Head of Planning and Enforcement) and Luke Taylor (Democratic Services Officer)</p>
132.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
133.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>None.</p>
134.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p><b>RESOLVED:</b> That the minutes of the meeting held on 30 October 2018 be agreed as a correct record.</p>
135.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
136.	<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 all items marked Part I would be considered in public, and all items marked Part II be considered in private.</p>
137.	<p><b>66 HATCH LANE, HARMONDSWORTH - 19246/APP/2018/1428</b> (<i>Agenda Item 6</i>)</p> <p><b>Change of use from a single family dwellinghouse to a six-bed House in Multiple Occupation.</b></p> <p>The item was withdrawn by the applicant prior to the meeting.</p>

138.	<p><b>ENTERPRISE HOUSE, 133 BLYTH ROAD, HAYES - 11623/APP/2018/3036</b> (<i>Agenda Item 7</i>)</p> <p><b>Replacement of six antennas with six new antennas, replacement and addition of equipment within the existing internal equipment cabin and the installation of remote radio units on three freestanding frames with ancillary works.</b></p> <p>Officers introduced the application which sought the replacement / addition of telecommunications equipment on the roof of Enterprise House, where the existing water tower was located, and noted the addendum, which included an amendment to Condition 3 related to the colour of the antennas, dish and Remote Radio Units.</p> <p>Item 8 was considered alongside the application, as it was the accompanying application for Listed Building Consent.</p> <p>Members noted the officer's comments that the site has now reached saturation point, and it was unlikely that any further applications would be approved on the site.</p> <p>The Committee confirmed that there were no problems with the application, and moved, seconded and unanimously agreed the application at a vote.</p> <p><b>RESOLVED: That the application be approved, subject to the amendment to Condition 3.</b></p>
139.	<p><b>ENTERPRISE HOUSE, 133 BLYTH ROAD, HAYES - 11623/APP/2018/3037</b> (<i>Agenda Item 8</i>)</p> <p><b>Replacement of six antennas with six new antennas, replacement and addition of equipment within the existing internal equipment cabin and the installation of remote radio units on three freestanding frames with ancillary works (List Building Consent).</b></p> <p>This application was heard alongside Item 7.</p> <p>The proposal was moved, seconded, and upon being put to a vote, agreed unanimously.</p> <p><b>RESOLVED: That the application be approved.</b></p>
140.	<p><b>29 MANOR LANE, HARLINGTON - 15434/APP/2018/3233</b> (<i>Agenda Item 9</i>)</p> <p><b>Porch to front.</b></p> <p>The application, which sought planning permission for a porch extension to the front, was introduced by officers.</p> <p>Councillors confirmed that they were happy with the plans, and as such, the application was moved, seconded and, when put to a vote, unanimously agreed the officer's recommendation.</p> <p><b>RESOLVED: That the application be approved.</b></p>
141.	<p><b>3 EVERGREEN WAY, HAYES - 74187/APP/2018/3492</b> (<i>Agenda Item 10</i>)</p>

**Single-storey rear extension.**

Officers introduced the application, which sought a single-storey rear extension to the property.

The application was moved and seconded, and unanimously agreed by the Committee at a vote.

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

142. **LAND REAR OF 65-75 WORCESTER ROAD, COWLEY - 73918/APP/2018/3038**  
*(Agenda Item 11)*

**Demolition of garages and the erection of four three-bedroom dwellinghouses with associated parking and landscaping.**

Officers introduced the application, which sought planning consent for the demolition of existing garages and the erection of four three-bedroom houses, with landscaping and car parking.

Councillor Richard Mills, Ward Councillor for Brunel, was in attendance at the meeting to address the Committee. The Chairman confirmed that while it was unusual for a Ward Councillor representing a ward that was different to where the application was sited to address the Committee, the application in question was right on the boundary of Brunel Ward and was of interest to the residents of Brunel.

Councillor Mills noted that the local residents on the border of the ward were very apprehensive about the application, and while there was support for new housing in the borough, the size and location of this application was a concern. Members heard that the access was a concern for emergency vehicles, as a fire engine was unable to get to the site via the access road two weeks ago, and this could also lead to issues for refuse and construction vehicles.

The Committee heard that the report stated that there would be less traffic movements if the application was approved, but Councillor Mills noted that four family homes would have substantially more traffic movements than a number of derelict and unused garages, particularly in an area where public transport was limited and cars were necessary to travel.

Councillor Mills also stated that the properties were three-storey and overlooked the gardens and rears of neighbouring properties, particularly Nos. 69, 71 and 73 Worcester Road, which would lead to a reduction of light at the properties. Members heard that the application was not in keeping with the local area and should be refused.

Officers confirmed that, while a number of the garages were derelict or unused, the 35 garage units could be renovated and put into use, and as such, traffic movements are a comparison between 35 units and four houses, which is why a reduction in traffic movements was noted in the report.

Councillors were informed that the access road was 3m wide, and thus considered sufficient for emergency and refuse vehicles to access, while refuse was proposed to be within 30m of the access to the site and 30m of the proposed households, and therefore was within policy.

Officers noted that the properties were considered two-storey buildings as they were a

similar size to other properties in the area, the only difference was that rooms were proposed in the roof.

The Committee heard that officers had measured the distances between the proposed housing and properties on both Clammas Way and Worcester Road. Officers stated that at the nearest point, the proposed housing was 18m from 52 and 54 Clammas Way, and 14.4m from 67, 69 and 71 Worcester Road at a 45 degree angle. Members were informed that a distance of 15m was required between properties, but officers considered a 600mm difference acceptable when considering the whole application. Officers also noted that the site was not currently unused, and there was currently a loss of outlook with the garages.

Councillors sought clarification regarding refuse collection, and were informed by officers that refuse storage plans would be included in a management plan under Condition 6. Responding to questioning from Members, officers confirmed that swept path analysis for refuse vehicles would be provided, and the worst case scenario would have refuse vehicles reversing into the access a maximum distance of 30m, which was within policy.

Members commented that the Committee still required information on a number of issues before it was possible to make a decision, and a motion to defer the application was moved and seconded. The Committee sought clarification on a number of issues, including refuse collection, access to the site, distances between the rear building line of existing properties and the new buildings, the use of the existing rear extensions on Worcester Road, the impact of the proposed buildings on daylight and sunlight and swept path analysis. The Committee also agreed that a site visit would be beneficial.

The motion to defer the application was put to a vote, and agreed unanimously by the Committee.

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

143. **9 HIGH STREET, YIEWSLEY - 21027/APP/2018/3025** (*Agenda Item 12*)

**Change of use from retail (Use Class A1) to a mixed use comprising retail and restaurant / café (Use Classes A1 / A3), involving alterations to shop front and rear elevation.**

This application was heard alongside Item 13, which was an application at the same premises.

Officers introduced the application which sought planning permission for a change of use from retail to a mixed use comprising retail and restaurant / café involving alterations to the shop front and rear extension.

Members noted that the application was for a Costa, and, if approved, it would add to the viability and vitality of the area. Members noted that it was in a good location near to the station, and would complement the surrounding area.

Responding to questioning from the Committee, the Legal Adviser confirmed that the wording regarding cooking at the premises was sufficient, and as such, Councillors moved, seconded and unanimously agreed the officer's recommendation.

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

144.	<p><b>9 HIGH STREET, YIEWSLEY - 21027/ADV/2018/57</b> (<i>Agenda Item 13</i>)</p> <p><b>Installation of internally illuminated fascia and projecting sign.</b></p> <p>This item was heard alongside Item 12.</p> <p>Members moved and seconded the officer's recommendation, and upon being put to a vote, it was unanimously agreed.</p>
145.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 14</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; and,</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 it 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 1085 as amended).</i></p>
146.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 15</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; and,</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 it 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 1085 as amended).</i></p>
147.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 16</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; and,</b></li> <li><b>2. That the Committee resolved to release their decision and the reasons for it</b></li> </ol>

**outlined in the report into the public domain, solely for the purposes of it 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 1085 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.**