

Minutes



CENTRAL & South Planning Committee

11 December 2018

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

	<p>Committee Members Present: Councillors Ian Edwards (Chairman), Shehryar Ahmad-Wallana, Mohinder Birah, Nicola Brightman, Roy Chamdal, Alan Chapman, Jazz Dhillon and Janet Duncan</p> <p>LBH Officers Present: Meghji Hirani (Team Leader - Planning), Stuart Hunt (Green Spaces Manager), Kerrie Munro (Legal Advisor), Liz Penny (Democratic Services Officer), James Rodger (Head of Planning and Enforcement) and Alan Tilly (Transport and Aviation Manager)</p>
148.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Yarrow.</p>
149.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Ian Edwards declared a non-pecuniary interest in agenda item 14 and left the room prior to commencement of the discussion of this item. Later in the meeting, Councillor Mohinder Birah declared a non-pecuniary interest in agenda item 12 and left the room prior to commencement of the discussion of this item.</p>
150.	<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 on 21 November 2018 be approved as an accurate record.</p>
151.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
152.	<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 all items marked Part I would be considered in public and items marked Part II would be considered in private.</p>
153.	<p>31 HOLM GROVE, HILLINGDON - 60369/APP/2018/2659 (<i>Agenda Item 6</i>)</p> <p>Two storey rear extension and porch to front</p>

Officers introduced the application which sought planning permission for a two storey rear extension and porch to the front of a two storey, detached dwelling located to the south of Holm Grove. Members were informed that the dwelling was located within the Hillingdon Court Park Area of Special Local Character (ASLC). The proposed rear extension would project for a depth of four metres over both floors and was deemed to be in line with Council policy. The proposed front porch would be subordinate to the main dwelling and was also considered to be acceptable. The first floor windows had been amended to be obscurely glazed. It was confirmed that the impact on neighbours had been taken into consideration and was considered acceptable; there would be a distance of 15.5m between the extension and the rear of no. 24 Holm Grove and a distance of 7.5m to the side boundary shared with no. 30 Holm Grove. There would be no windows to habitable rooms on the first floor as there would only be an obscured bathroom window. It was reported that the distance to Monterey Close was just under 14m but was still considered to be acceptable as there were a number of large trees which provided a screen. The application was recommended for approval.

A petitioner spoke in objection to the application. The petitioner referred to paragraph 6.12 of the Hillingdon Design and Accessibility Statement (HDAS) which stated that no direct overlooking was permitted and that there should be a distance of at least 21m between facing habitable room windows. The petitioner was of the opinion that, for this application, the proposed distance of 15.5m between properties did not comply with Council policy. The petitioner expressed concern that, if approved, this development would set a precedent for the future and would have a detrimental effect on the Area of Special Local Character. Noise was another area of concern cited by the petitioner, as was the increased sense of dominance that the proposed extension could create. The petitioner requested that, should the application be approved, measures be taken to ensure that the fence at no. 31 (which was in a state of disrepair) be replaced with a fence 2.8m high across the width of the garden to provide some privacy. A further request was for overlooking windows to be of obscure glass with no openers below 1.8m.

Members requested further clarification regarding the 21m distance cited by the petitioner and were advised that said distance applied to facing **habitable** rooms only. For non-habitable rooms the minimum distance was 15.5m. It was confirmed that the bathroom window and all ground floor windows in the extension would be conditioned to be glazed with permanently obscured glass and non-opening below 1.8m (condition 5).

The Committee requested further clarification regarding the significance of the Area of Special Local Character status. It was confirmed that this related to the design of developments which had to be in keeping with the character of the area; unlike a Conservation Area, it did not indicate that developments were largely prohibited. Members questioned whether it would be possible to condition the fence height at 2.8m but were informed that the standard height for fences in the Borough was 2m; anything higher could have a detrimental impact on the area's overall appearance.

Councillors requested clarification as to the positioning of the aforementioned trees; it was confirmed that said trees were located on the highway - not in the boundary of an individual property. Members expressed concern regarding the proposed first floor extension and the potential for a future restructure which could convert the property into a four-bedroom house. It was suggested that a condition be added to ensure that this would not be a possibility.

The Committee wanted to know whether the extension was likely to damage the roots of trees in the vicinity and whether an extensive tree survey should be commissioned.

Councillors were referred to the tree protection condition RES8 on page 12 of the report which offered reassurance on this point. Members were advised that the method statement would cover all essential tree protection measures, including ground works, and all work undertaken would be approved by the Council's tree officers.

The proposal was moved, seconded and, when put to a vote, agreed unanimously.

RESOLVED: That the application be approved subject to the amendment of condition 7 to protect the amenity of residents and trees.

154. **2 BLACK ROD CLOSE, HAYES - 14164/APP/2018/2681** (*Agenda Item 7*)

Conversion of two storey dwelling into 2 x 1-bed self-contained units with associated amenity space, parking and cycle parking.

Officers introduced the application which sought planning permission for the conversion of a dwelling into 2 x 1-bed self-contained units. It was considered that the layout and size of units were acceptable and the proposal provided a policy compliant level of car parking and private amenity space.

Members requested clarification regarding the car parking to the front of the property and were informed that, under the proposed scheme, car parking to the front of the development would be parallel to the highway and would not encroach on the footpath.

The proposal was moved, seconded and, when put to a vote, approved unanimously.

RESOLVED: That the application be approved.

155. **376 BALMORAL DRIVE, HAYES - 550/APP/2018/2262** (*Agenda Item 8*)

Two storey, 3-bed attached dwelling with associated parking and amenity space, single storey rear extension, 2 front rooflights and installation of vehicular crossover to front.

Officers introduced the application and highlighted the addendum. The application sought planning permission for a new dwelling attached to a pair of existing semi-detached dwellings. A similar application had been refused previously but it was considered that the current proposed development was acceptable and did not conflict with current Council policies.

It was recommended that the proposal be accepted on the basis of the Council entering into a legal agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 to secure £15,000 towards off site ecological enhancement. It was suggested that this sum of money be used locally to enhance Yeading Brook Fields located within Charville Ward. It was thus agreed that the S106 agreement be amended slightly to ensure that the monies were spent locally.

Members requested further clarification regarding the potential for damage to tree roots in the area. They were advised that this would not be an issue since the trees were far enough away from the development site. The addition of a condition relating to the use of protective fencing to protect the site was agreed.

The proposal was moved, seconded and, when put to a vote, approved unanimously.

RESOLVED: That the application be approved subject to:

1. the amendment of S106 to ensure that the financial contribution be used towards off site ecological enhancement in a specific local site;
2. the addition of a condition to ensure that protective fencing be erected to protect the site.

156.	<p>9-11 HERCIES ROAD, HILLINGDON - 74068/APP/2018/3376 (<i>Agenda Item 9</i>)</p> <p>Change of use from retail (Use Class A1) to a mixed use comprising retail and massage/beauty parlour (Use Class A1/Sui Generis) and merging of the two units into one single unit.</p> <p>Officers introduced the application which sought planning permission for the retrospective change of use of no.9 and the proposed change of use of no.11 from retail to a mixed use and merging of the two units into one unit. Members were informed that there was no objection in principle to the change of use as sufficient retail units would be retained with the parade. It was considered that it would not have a detrimental impact on the street scene.</p> <p>The proposal was moved, seconded and, when put to a vote, unanimously approved.</p> <p>RESOLVED That: the application be approved.</p>
157.	<p>COWLEY BUSINESS PARK - 73257/TRE/2018/5 (<i>Agenda Item 10</i>)</p> <p>Officers introduced the works application which sought to carry out tree works on the Cowley Business Park site including coppicing of Willows, felling of dead trees, severance of ivy and pruning of other trees. There had been a number of objections to the works application based on concerns around potential damage to valuable wildlife habitat, loss of screen providing privacy and noise barrier and security. Members were informed that the proposed tree works included provision for wildlife - two of the dead trees would be pollarded to the trunk or felled to leave a standing pole to create standing habitat stacks which would be valuable for wildlife such as woodpeckers and beetles. Members were further advised that the proposed coppicing of Willows would help to create additional wildlife habitats by allowing more ground cover. Moreover, Councillors were reassured that a significant screen would be retained which would act as a sound barrier.</p> <p>The proposal was moved, seconded and, when put to a vote, unanimously approved.</p> <p>RESOLVED That: the application be approved.</p>
158.	<p>COWLEY BUSINESS PARK - TPO 775 (PREVIOUS TPO 767) (<i>Agenda Item 11</i>)</p> <p>Members were advised that TPO 775 had been authorised on 14 June 2018 at the request of concerned residents who wished to protect the area of trees from removal by Cowley Business Park. Members were informed that the belt of mature trees formed a visually important green screen between the business park and residents.</p> <p>The proposal to confirm TPO 775 was moved, seconded and, when put to a vote, approved unanimously.</p> <p>RESOLVED That: the application to confirm TPO 775 be approved.</p>

159.	<p>ENFORCEMENT REPORT (<i>Agenda Item 12</i>)</p> <p>Councillor Mohinder Birah declared a non-pecuniary interest in this item and left the room prior to commencement of the discussion.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That amended enforcement action be agreed as set out in the confidential minutes; and, 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. <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>
160.	<p>ENFORCEMENT REPORT (<i>Agenda Item 13</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action as recommended in the officer's report was agreed; and, 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. <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>
161.	<p>ENFORCEMENT REPORT (<i>Agenda Item 14</i>)</p> <p>Councillor Ian Edwards declared a non-pecuniary interest in this item and left the room prior to commencement of the discussion.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That Councillor Alan Chapman be elected as Chair for this item only in the absence of Councillor Ian Edwards; 2. That the enforcement action as recommended in the officer's report was agreed; and, 3. 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.

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).

162. **ENFORCEMENT REPORT** (Agenda Item 15)

RESOLVED:

- 1. That the enforcement action as recommended in the officer's report was agreed; and,**
- 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.**

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 8.01 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.

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