

Minutes



NORTH Planning Committee

4 December 2018

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Duncan Flynn (Vice-Chairman), Scott Farley, Becky Haggar, Henry Higgins, John Oswell, Robin Sansarpuri, Steve Tuckwell and David Yarrow (Reserve) (In place of Devi Radia)</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>
114.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Radia, with Councillor Yarrow substituting.</p>
115.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
116.	<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 14 November 2018 were agreed as a correct record.</p>
117.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
118.	<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 agreed that all items were marked Part I and would be considered in public.</p>
119.	<p>16 THE GLEN, EASTCOTE, PINNER - 3464/APP/2018/91 (<i>Agenda Item 6</i>)</p> <p>Single-storey side / rear extension and conversion of roof space to habitable use to include a rear dormer, two side roof lights and one front roof light.</p> <p>Officers introduced the report and noted the addendum.</p>

A petitioner spoke in objection to the application, representing the residents of The Glen, and stated that the application was out of keeping with neighbouring buildings and within the conservation area. The petitioner noted that if the application was to be approved, then the extension should be made with London Stock bricks. The Committee heard that the velux windows on the side of the building overlook neighbouring properties to the North, and should the side fence be removed, the side window would overlook No 17 if it was not obscured. The petitioner informed the Committee that the rear side window should be removed as there was already plenty of light to the property, and the front rooflights should be removed.

The applicant addressed the Committee and noted that he would try and match the London Stock bricks as best as possible, if those bricks were no longer produced. Members heard that velux windows would be obscured and that there already has been more compromise than required, as the rear / side windows and dormer had already been removed from plans.

Officers confirmed that it was possible to condition the materials used to ensure that the brick was London Stock or as close to that make as possible, and the Committee agreed that Condition 5 be expanded to ensure all windows were obscure glazed. Members also stated that conservation-type rooflights be included to look more harmonious with the street scene, and the materials used for roof tiling also be conditioned to ensure they fit the street scene.

Responding to questioning from the Committee, officers confirmed that the size of the extension was within policy and that the roof was not crowned.

Councillors stated their approval for the design of the application, and moved the officer's recommendation, subject to amendments to Conditions 2, 3 and 5. The recommendation was seconded, and upon being put to a vote, was unanimously approved by the Committee.

RESOLVED: That the application be approved, subject to:

- 1. An amendment to Condition 2 to reference Revision E of the submitted plans received on 23 November 2018, instead of Revision D received on 12 October 2018;**
- 2. An Amendment to Condition 3 to request samples of the materials to be used on the extension and roof tiling; and,**
- 3. An amendment to Condition 5 to ensure all windows are obscured.**

120. **60 LONG LANE, ICKENHAM - 70282/APP/2018/612** (*Agenda Item 7*)

Two-storey, detached building with habitable roof space for use as seven two-bed flats, with associated amenity space and parking, involving demolition of existing dwelling and installation of vehicular crossover.

Officers introduced the application, which sought permission for the demolition of the existing dwelling and erected of a two-storey, detached building to create seven two-bed flats.

A petitioner addressed the Committee on behalf of the Ickenham Residents' Association, and stated that the application contravenes a number of Council policies,

and should be rejected by virtue of its bulk, size, scale and overdevelopment of the site. Members heard that the application would have an adverse impact on the street scene, would lead to overlooking, and had inadequate amenity space that was not in keeping with the open gardens in the area.

The agent addressed the Committee and stated that the gaps between buildings on either side of the site would be larger than those proposed, and the height of the building remained the same. Councillors heard that the profile of the proposed building was very similar to the current property, and the stretch of road on Long Lane had a mix of flats and detached homes, so the street scene would not be affected. Members asked the agent whether there were figures regarding the gaps between properties, and were informed that the proposal had 1m to the side boundaries, while the existing property had none.

Councillors noted that the proposal did not fit the street scene, was an overdevelopment of the site, and flats were not necessary in the area. As such, the Committee moved, seconded and unanimously agreed the officer's recommendation.

RESOLVED: That the application be refused.

121. **51 WEILAND ROAD, NORTHWOOD - 17990/APP/2018/1101** (*Agenda Item 8*)

Variation of Condition 2 (Approved Plans) of planning permission ref: 17990/APP/2015/645 dated 24/04/2015 to permit changes to the basement and fenestration (Part two-storey, part first-floor rear extension, construction of basement, conversion of garage to habitable use, conversion of roofspace to habitable use to include two rear rooflights, alterations to front elevation and demolition of existing rear element).

Officers introduced the application and noted the addendum, which included an amendment to Condition 8.

A petitioner addressed the Committee on behalf of Gatehill Residents' Association, and stated that the application should be rejected. Members were informed that lightwells were not a part of the street scene and would lead to light pollution, the retractable glass roof would allow light to escape and the light spill and illumination would harm neighbouring amenity. Councillors were informed that the proposal would fill in the gap with No 53, and this would affect the stability of nearby properties and drainage with no space for surface water to run-off, and the petitioner stated that the design was not compliant with the NPPF 2018.

Members noted that the property size would be an increase from 295 sq.m to 365 sq.m, and expressed concerns over the size of the basement area, drainage, the impact on the environment, and hours of construction work.

Officers confirmed that currently there was not a policy regarding basements in the Borough, but this will be emerging in the future, and noted that light from the front lightwell would not harm neighbouring amenities as planting would make it barely visible. The Committee heard that the courtyard was below ground level, but did have a glass roof that would lead to light pollution, although it was not clear if this would be more light pollution that is normal from ground or first floor windows.

The Head of Planning, Transport and Regeneration confirmed that there was no policy on basement sizes as this was a very new premise that was more popular in cities. Members expressed concern that, even though the basement was sunk into the

ground, it was still too bulky and the light pollution from the lightwells and basement may have a detrimental impact on neighbouring properties.

The Committee noted that the basement would be close to the boundary line and could lead to flooding concerns, and officers stated that while it was not touching the boundary line, it was closer than previous applications, although there were no objections from the relevant flooding officer.

Councillors agreed that the cumulative impact of the application was excessive, and the Legal Advisor confirmed that, while there were no grounds for refusal based on policy regarding basements, bulk and the cumulative impact of the application were both subjective and could be grounds for refusal.

Members commented that the depth of the courtyard in the garden was too much, and difficult to approve, and there was concern that the lightwells to the side and rear could lead to light pollution that could not be overcome with planting. There was also concern that the application would detract from the greenery of the Area of Special Character.

The Committee moved and seconded a motion to refuse the application, subject to delegated authority to the Head of Planning, Transportation and Regeneration to finalise the reasons for refusal in conjunction with the Chairman and Labour Lead Member, due to the bulk of the application, and also potentially on lighting and landscaping of the rear and side of the application, and the effect this had on the Area of Special Character.

Upon being put to a vote, the motion to refuse the application was passed, with six Councillors voting in favour, and two Councillors abstaining.

RESOLVED: That the application be refused, subject to delegated authority to the Head of Planning, Transportation and Regeneration to confirm the reasons for refusal with the Chairman and Labour Lead Member.

122. **LAND AT LITTLE ACRE, NORTHWOOD ROAD - 70058/APP2018/295** (*Agenda Item 9*)

Installation of a mobile home for a temporary period of three years.

Officers introduced the report, which sought the installation of a mobile home for a temporary period of three years, to be used in conjunction with the existing stabling, which accommodates breeding mares and retired / aged horses.

Members agreed that there was a compelling need for the temporary mobile home, and despite being in the Green Belt area, the good work at the site merited approval. As such, the officer's recommendation was moved, seconded and unanimously approved.

RESOLVED: That the application be approved.

123. **LAND AT LITTLE ACRE, NORTHWOOD ROAD - 70058/APP/2017/2793** (*Agenda Item 10*)

Four stables, storage building and horse walker.

Officers introduced the application which sought the erection of four additional stables, a storage building and a horse walker to be used in conjunction with the existing stabling, which accommodates breeding mares and retired / aged horses.

Members moved, seconded and unanimously approved the officer's recommendation.

RESOLVED: That the application be approved.

124. **11 HARVIL ROAD, ICKENHAM - 72109/APP/2018/2653** (*Agenda Item 11*)

Part two-storey, part single-storey side / rear extension, single-storey side extension and single-storey front extension, involving demolition of existing garage (Part Retrospective).

Officers introduced the application, which sought side, rear and front extensions, as an amendment to the development approved under planning permission ref: 72109/APP/2017/3767.

Responding to questioning from the Committee, officer confirmed that the application stated that the garage would be used for storage, and there was already space for car on the driveway, therefore a condition to ensure the garage could not be turned into a habitable room was not appropriate.

The Committee moved, seconded and agreed the officer's recommendation at a vote, with seven Councillors in favour, and one abstention.

RESOLVED: That the application be approved.

125. **ARGYLE HOUSE, JOEL STREET, NORTHWOOD - 500/APP/2018/2842** (*Agenda Item 12*)

Change of use from Use Class A1 (Retail) to Use Class D1 (Non-Residential Institutions), involving alterations to side and rear elevations.

Officers introduced the application, which sought planning permission for the change of use from Shops to Non-Residential Institutions.

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

RESOLVED: That the application be approved.

126. **WILLOW FARM, JACKETS LANE, HAREFIELD - 57685/APP/2017/4374** (*Agenda Item 13*)

Change of use of existing agricultural land to a Gypsy site for six Gypsy Traveller Families. Siting of six static caravans, four touring caravans with associated hardstanding and infrastructure (Part Retrospective).

Officers introduced the application, which sought permanent permission for the use of the site as a gypsy and traveller caravan site.

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

RESOLVED: That the application be refused.

127. **197 FIELD END ROAD, EASTCOTE, PINNER - 22149/APP/2018/2258** (*Agenda Item 14*)

Alterations to shop front, shelter over side extension and associated works.

Officers introduced the application which sought planning permission for alterations to the shopfront, relocating the main entrance, and a side extension providing a display area, bin store and covered entrance to the storage area, and noted the addendum.

The Committee noted that changes to the frontage and fascia were acceptable, but the side extension was detrimental to public safety as it would be unsafe for pedestrians. As such, the officer's recommendation was moved, seconded, and upon being put to a vote, unanimously agreed.

RESOLVED: That the application be refused.

The meeting, which commenced at 7.30 pm, closed at 9.16 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.