

Minutes



CENTRAL & South Planning Committee

20 March 2019

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

	<p>Committee Members Present: 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>LBH Officers Present: James Rodger (Head of Planning and Enforcement), Hardeep Ryatt (Planning Officer), Armid Akram (Highways Development Control Officer), Glen Egan (Office Managing Partner) and Neil Fraser (Democratic Services Officer)</p>
214.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>None.</p>
215.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
216.	<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 7 March 2019 be approved as a correct record.</p>
217.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
218.	<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 agenda items 1-8 were marked as Part I, and would be considered in public. Items 9-10 were confirmed as being in Part II, and would therefore be considered in private.</p>
219.	<p>HALLS BUSINESS CENTRE, UNIT 1C PUMP LANE - 73938/APP/2018/4376 (<i>Agenda Item 6</i>)</p> <p>Change of use from Use Class B8 (Storage) to Use Class A3 (Restaurant/Cafe) and use Class B1 (C - Light Industry)</p>

Officers introduced the report, and confirmed that the application was a resubmission following a previous refusal. The addendum was highlighted, which set out additional refusal reasons regarding concerns over the suggested parking provision, which was felt to be to the detriment of public and highway safety, and concerns over lighting in the area, which was felt to be prejudicial to pedestrian safety. Additional concerns, as set out in the report, included the resultant loss of industrial/warehousing space within a designated Industrial Business Area (IBA), and objections to the principle of change of use.

For these reasons, the application was recommended for refusal.

Officers confirmed that the policies referred to within the addendum were included within Hillingdon's emerging Local Plan, and were explicitly designed for circumstances such as this.

The applicant and agent addressed the Committee in support to the application. Points highlighted included:

- A petition in support of the application had been submitted by the applicant, and letters of support from local business, had been also received.
- The refusal reasons set out in the addendum were similar to the reasons given for the refusal of a Mosque project at Johnson's Yard, which was subsequently overturned on appeal. The Mosque was sited in a more inaccessible location, and since the Mosque had been in use, there had been no issues relating to access or parking.
- The site had been vacant for 2 years, and was in need of investment and use.
- The proposal would support the light industrial use of the IBA, and would provide somewhere for businesses and residents to eat late at night, a service which was needed within Hillingdon.
- The officer's report stated that the applicant had not provided evidence that the site could not be used for industrial use, now or in the future. This ignored the fact that the site had been vacant for a number of years.
- The applicant was willing to operate shortened opening hours, with a proposed closing time of 11pm, if required.
- Regarding the setting of parking standards, the agent referred the Committee to paragraph 106 of the National Planning Policy framework.

In response to the agent, officers confirmed that while it was accepted that the site was vacant, the applicant had not provided sufficient evidence that the site could not be used for industrial use in the future. Regarding the appeal for the Mosque development, the policy referred to as part of that appeal had been superseded by newer policies that were built into Hillingdon's emerging Local Plan, and it was these policies that were being applied in this instance.

Members sought clarity from officers as to whether the site was within strategic industrial land. Officers confirmed that the area was located within the Hayes Industrial Business Area which was listed within the London Plan, and was therefore strategic industrial land.

Members were mindful of the relevant policies as referred to, and moved the officers' recommendation. This was seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be refused.

220.	<p>POINT WEST BUILDING, UXBRIDGE ROAD - 24/APP/2019/224 (<i>Agenda Item 8</i>)</p> <p>Removal of 4 No. existing 0.6m antennae dishes, replacement with 4 No. 0.9m antennae dishes, installation of equipment cabinet, and associated works</p> <p>Officers introduced the report, confirming that the proposal was considered acceptable in principle and with regard to design, character of the area and impact on neighbours. The new dishes were to be no higher than the existing antennae, and there had been no objections received as a result of the consultations undertaken. The application was therefore recommended for approval.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved.</p>
221.	<p>SECURITAS HOUSE (FORMERLY LOVELL HOUSE) - 32215/APP/2018/501 (<i>Agenda Item 9</i>)</p> <p>Conversion of existing undercroft parking and basement to provide 7 (2 x studios, 4 x 1-bedroom and 1 x 2-bedroom) residential units with associated works</p> <p>Officers introduced the report, confirming that the prior approvals had been granted for a change to residential use and a new extension for an increase in residential units. The principle of residential use on the site had therefore been established, and there were no objections to the development of additional residential floor space on the site.</p> <p>The proposed development was not considered to have a negative impact on the conservation area or nearby historic buildings, the amenity or light of neighbouring occupiers or the living conditions of future occupiers. The proposal would remain car-free, and the Council's conservation officer had stated that the development was an improvement on what was on site currently. The application was therefore recommended for approval.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved.</p>
222.	<p>ENFORCEMENT REPORT (<i>Agenda Item 10</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. 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</i></p>

	<i>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>
223.	<p>ENFORCEMENT REPORT (Agenda Item 11)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action as recommended in the officer's report was agreed. 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>
	The meeting, which commenced at 7.00 pm, closed at 7.38 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Neil Fraser on 01895 250692. 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.