

Minutes**Central & South Planning Committee****Tuesday, 13 April 2010****Meeting held at Committee Room 5 - Civic Centre,
High Street, Uxbridge UB8 1UW****Come into effect on: Immediately**

	Members Present: Councillors John Hensley (Chairman) Judith Cooper (Vice-Chairman) David Allam Mike Bull Paul Buttivant Janet Duncan Patricia Jackson Also Present Councillors Janet Gardner, Phoday Jarjussey and Mo Khursheed. Officers Present: James Rodger, Nigel Bryce, Manmohan Ranger, Nikki Deol and Gill Brice	
143.	Apologies for Absence	
	There were no apologies for absence.	
144.	Declarations of Interest in matters coming before this meeting	
	There were no declarations of interest notified.	
145.	Matters that have been notified in advance or urgent	
	There had been no matters notified as urgent.	
146.	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	
	It was confirmed that items would be considered in Part 1 and Part 2.	

147.	<p>UXBRIDGE COLLEGE, PARK ROAD, UXBRIDGE</p> <p>Part refurbishment and part demolition of existing College buildings to provide a total of 25,062m² Gross Internal Area (GIA) Class D1 (education) accommodation (of which 10,327m² (GIA) comprises new build floorspace), associated sports facilities, ancillary accommodation, access, car parking, servicing and associated landscaping.</p> <p>1127/APP/2009/443</p> <p>In accordance with the Council's constitution a representative of the petitioners in support of the application addressed the meeting making the following points:-</p> <ul style="list-style-type: none"> • Thanked members for visiting the site • The change in submission was taken with a view to the operation of the college and circulation around the college building. • The one-way system would reduce by 50% the traffic using Gating Way. • All construction traffic would be accommodated within the site. • There was a pressing need for the proposals to go ahead so that the building works can take place during the summer recess. <p>In answer to an issue raised in relation to the change of circulation of traffic members were informed that the original planning application sought a one way system to reduce congestion in Gating Way. Members at the previous meeting had asked for the one-way system to be included in this current submission.</p> <p>A member asked whether a condition was needed to require the portacabin storage to be limited in height.</p> <p>Officers suggested that the condition should seek the height of the portacabin storage be restricted to single storey to protect the adjoining Listed Lido.</p> <p>Clarification was sought on the condition on the addendum sheet relating to Dragons Teeth and asked that 'restricting be deleted and 'inhibiting' be inserted. This was to ensure that one-way operating could not be changed at any time. This was moved, seconded and agreed by the committee.</p> <p>Members asked for condition 3 to be amended to require the roofing for the Sports Hall to be of a low reflectivity material. This was agreed by the committee.</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce</p>
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The recommendation with the amendments was moved, seconded and on being put to the vote was agreed.

Resolved

That delegated power be given to the Head of Planning and Enforcement to grant planning permission subject to the following:

- 1. The Council enter into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act (as amended) and all appropriate legislation to ensure that:**
- 2. The existing agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) to ensure that:**
 - (a) Cycle and Pedestrian Network - The applicant is to upgrade the existing cycle network in the locality, including the upgrading of the existing pelican crossing to a toucan crossing at Park Road, to details to be approved by the Council. Upgrade works are to provide adequate lighting and surfacing and ensure that both pedestrians and cyclists can use the links.**
 - (b) Construction Management - Require the applicant/developer to provide and adhere to a responsible constructor scheme.**
 - (c) Green Travel Plan Sustainable transport measures in the form of a 10 year Green Travel Plan (which includes car park management plan to achieve a phased reduction in car parking provision on the campus down to 350 spaces to PPG13 (Transport) levels over the 10 year period of the Plan.) in accordance with the TfL s guidance and be implemented for the college development.**
 - (d) A contribution of £3,000 towards Great Crested Newt habitat maintenance and translocation routes.**
 - (e) That the applicant meets the Council's reasonable costs in the preparation of the Section 106 Agreement and any abortive work as a result of the agreement not being completed.**

	<p>(f) That the applicant meets the Council's project management and administration costs as set out in the Central & South Planning Committee 9 June 2009 Minutes Planning Obligations Strategy Supplementary Planning Guidance.</p> <p>3. That Officers be authorised to negotiate and agree detailed terms of the proposed agreement.</p> <p>4. If a Section 106 agreement has not been signed within 6 months, or any other period deemed appropriate by the Head of Planning and Enforcement, then the application is to be referred back to Committee for further consideration.</p> <p>5. That subject to the above, the application be deferred for determination by the Head of Planning and Enforcement under delegated powers subject to the completion of the Agreement under Section 106 and other appropriate powers with the applicant.</p> <p>6. That if the application is approved, the conditions and informatives set out in the officers report and the addendum sheet be attached with condition 3 and 32 being amended as follows:-</p> <p>Condition 3</p> <p>No works shall commence for each phase of the development until details and/or samples of all materials (including the use of roofing material for the Sports Hall which has low level of reflectivity), colours and finishes to be used on all external surfaces for that phase have been submitted to and approved in writing by the Local Planning Authority.</p> <p>Condition 32</p> <p>'Within three months of implementation of this permission, a permanent full height barrier arm and 'Dragons Teeth' inhibiting egress from the college campus (including vehicles exiting via Gatting Way from both the main student and staff car parks) onto Gatting Way shall be installed on site. Once installed both the barrier arm and Dragons Teeth shall be regularly maintained and shall remain in place for as long as the development remains on site.</p>	
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	<p>Additional Condition</p> <p>The constructors compound identified on drawing P206 Rev A shall be maintained at a single level and the temporary porta-cabins shall be screened, using green 'Netlon' to ensure that they are not visible from the adjoining Listed Lido.</p>	
148	<p>95 WOOD END GREEN ROAD, HAYES</p> <p>First floor rear extension.</p> <p>32/APP/2009/1741</p> <p>Ward Councillors attended the meeting raising the following points:-</p> <ul style="list-style-type: none"> • Residents have advised that they did not receive the letter notifying the amended plans. • This was a busy road and there were Concerns about the parking of vehicles whilst making deliveries and the storage of materials. • There were concerns about anti social behaviour increasing as the area already suffers from young people congregating at the rear of the site. • The houses closest to the proposal site are predominantly elderly and they are concerned about their safety. • The committee were asked to consider visiting the site. <p>The Chairman advised the Ward Councillors that some members of the committee had visited the site the previous week.</p> <p>Officers advised that the re-consultation letter had been sent out 29 September 2009. In regard to the anti social behaviour the Community Safety Team had not raised any issues in relation to this application. In regard to the storage of materials there was a condition that required all materials to be stored on the site.</p> <p>In answer to an issue raised in relation to the depth of the extension and the 45° line officers advised that the proposal was in line with policy and HDAS guidance.</p> <p>It was moved, seconded and agreed that the application be deferred for the information in relation to access and parking to be provided.</p> <p>Members asked that when the application came back to committee that condition OM19 on Construction Management include consultation with the Safer Neighbourhood and Community Safety Teams. This was agreed by the committee.</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce</p>

149	Resolved – That the application be Deferred to enable further information to be provided on access and parking.	
150	<p>LAND FORMING PART OF 23 PRESS ROAD, UXBRIDGE</p> <p>Single storey two-bedroom detached dwellinghouse (Outline application with all matters reserved.)</p> <p>64470/APP/2009/2305</p> <p>This application was withdrawn by the applicant.</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce</p>
151	<p>FORMER HAYES STADIUM, JUDGE HEATH LANE, HAYES</p> <p>Installation of externally illuminated advertising hoardings to site entrance.</p> <p>49996/ADV/2010/1</p> <p>Members asked for the additional condition on the addendum sheet to include the illumination of the sign to be automatically switched off at midnight seven days a week. This was agreed by the committee.</p> <p>The recommendation for approval with the amended additional condition was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer's report and an additional condition as follows:-</p> <p>The external lights hereby given consent shall be switched off between the hours of 12 am and 6 pm seven days a week</p> <p>Reason</p> <p>In the interests of visual and residential amenity in accordance with Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce</p>
152	<p>LAND AT 97 AND 97A WOOD END GREEN ROAD, HAYES</p> <p>Erection of 2 two storey two-bedroom semi- detached dwellings, involving the demolition of existing dwelling.</p> <p>61585/APP/2009/2672</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce</p>

153	<p>Officers advised the committee that condition 5 was not required and should be deleted. Also condition 16 was to be amended to add at the end of the condition 'and retained for the lifetime of the development.</p> <p>Members asked for condition OM19 on Construction Management to include consultation with the Safer Neighbourhood and Community Safety Teams. This was agreed by the committee.</p> <p>The committee asked that the minutes state that if the application was approved it was against normal guidelines and policy was an exceptional case.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote there were 2 in favour and four abstentions the application was therefore approved.</p> <p>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer's report with condition 5 being deleted, condition 6 and 16 being amended.</p> <p>Condition 6 – To include consultation with the Safer Neighbourhood and Community Safety Teams.</p> <p>Condition 16 - To add at the end of the condition 'and retained for the lifetime of the development.</p>	
154	<p>34 DOGHURST AVENUE, HARLINGTON</p> <p>Amendment to planning permission ref. 41474/app/2007/1254 to allow elevational changes to a single storey outbuilding at the end of the rear garden for a gym/store and garage with pitched roof involving demolition of existing detached garages.</p> <p>41474/APP/2008/1885</p> <p>In answer to a number of issues raised officer's advised that the width of the access to the garage from the photograph was approximately 2.1 metres. There was no information on the file to clarify the status of the dropped kerb.</p> <p>Members were minded to defer the application to enable clarification of the issues raised to be addressed, as they felt they needed to make sure the decision was made on the correct dimensions and information as there was a complicated history to the site.</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce</p>

	<p>It was moved, seconded that the application be deferred to enable further information be provided in relation to the width of the garage and the dimensions of the extension to be included on the plans. Officers were also asked to clarify the status of the dropped kerb. On being put to the vote deferral was agreed.</p> <p>Resolved – That the application be deferred to enable plans to be provided showing dimensions and the width of the garage being clarified together with the status of the dropped kerb.</p>	
155	<p>ST GEORGES MEADOW, MILL ROAD, WEST DRAYTON</p> <p>Installation of a new/replacement front door (Application for Listed Building Consent.)</p> <p>33658/APP/2009/2635</p> <p>Officer's advised the committee that condition 1 needed to be amended to read '3 years'.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer's report with condition 1 being amended to read 3 years.</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce</p>
156	<p>18D FAIRFIELD ROAD, YIEWSLEY</p> <p>Change of use of premises from Class A1 (Shops) to Class A2 (Financial and Professional Services) for use as solicitors offices.</p> <p>4880/APP/2010/142</p> <p>This application was withdrawn by the applicant.</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce</p>
157	<p>LAUREL LODGE HEALTH CENTRE, HARLINGTON ROAD, HILLINGDON</p> <p>Installation of cycle shelter and a bin compound.</p> <p>42731/APP/2009/2796</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce</p>

	Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer’s report.	
158	<p>Enforcement Report</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved</p> <ol style="list-style-type: none"> 1. That enforcement action as recommended in the officer’s report was agreed. 2. That the decision and the reasons for it outlined in this report be released into the public domain, solely for the purposes of issuing the formal enforcement notice to the individual concerned. 	<p>Action By:</p> <p>James Rodger Nigel Bryce</p>
159	<p>Enforcement Report</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved</p> <ol style="list-style-type: none"> 1. That enforcement action as recommended in the officer’s report was agreed. 2. That the decision and the reasons for it outlined in this report be released into the public domain, solely for the purposes of issuing the formal enforcement notice to the individual concerned. 	<p>Action By:</p> <p>James Rodger Nigel Bryce</p>
	The meeting, which commenced at 7 p.m., closed at 8.57 pm.	

These are the minutes of the above meeting. For more information on any of the resolutions please contact Gill Brice on 01895 250693. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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