

Minutes**Central & South Planning Committee****Tuesday, 20 April 2010****Meeting held at 7 p.m. in Committee Room 5,
Civic Centre, High Street, Uxbridge UB8 1UW****Published on:****Come into effect on: Immediately**

	Members Present: Councillors John Hensley (Chairman) Judith Cooper (Vice-Chairman) David Allam Michael Bull Paul Buttivant Janet Duncan Patricia Jackson Officers Present: James Rodger, Matthew Duigan, Adrien Waite, Matthew Gilks, Gill Brice. Also Present Councillors George Cooper and Sid Garg.	
143.	Apologies for Absence	
	There were no apologies for absence.	
144.	Declarations of Interest in matters coming before this meeting	
	Councillor John Hensley declared a personal and prejudicial interest in Item 19 – Halsbury Building, Brunel University – as an ex Don and Academic Adviser to the University and left the meeting whilst the item was discussed.	
145.	To sign and receive the minutes of the previous meeting - to follow	
	The minutes of the meetings held on 18 February, 9 and 30 March, were agreed as a correct record and signed by the Chairman.	

146.	<p>Matters that have been notified in advance or urgent</p> <p>Item 19 - Halsbury Building, Brunel University, was taken as urgent by the Chairman as Educational funding for the proposed improvement works was available for only a limited time.</p> <p>Item 20 – 34 Doghurst Avenue, Harlington was taken as urgent by the Chairman as a committee resolution was required before enforcement notices took effect on 26 April.</p>	
147.	<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</p> <p>It was confirmed that there were items in Part 1 and Part 2.</p>	
148.	<p>6-12 INCLUDING REAR OF 14 CLAYTON ROAD, HAYES</p> <p>Demolition of existing building and erection of a new mixed-use development comprising of 132sq.m of Class B1 (Business) floorspace at ground level with 13 residential flats (7 two-bedroom, 5 one- bedroom and 1 studio) above, together with parking for 12 vehicles within an undercroft car park and access off Blyth Road.</p> <p>62528/APP/2009/2502</p> <p>In answer to an issue raised in relation to the potential for overlooking from the first floor terrace, officers advised that there was a privacy screen around the terrace that would prevent this.</p> <p>The Chairman asked for clarification as to whether the footpath was encroached, when vehicles were entering the site, whether there was any parking; location of waste storage, access needed from within the building and secure cycle storage for the business unit.</p> <p>Officers stated that no parking had been provided for the business unit as the situation currently exists. The condition in relation to the cycle storage could be amended to require it to be secure.</p> <p>In answer to an issue raised in relation to there being no access available to the green roof area, officers advised that this was a sedum roof with no access. There was no shortage of amenity space on the site and the roof as proposed would not require regular maintenance.</p> <p>A member asked officers how access would be gained if the lift provided was out of order at any time.</p>	<p>Action By:</p> <p>James Rodger Matthew Duigan Adrien Waite</p>

	<p>Officers advised that there was only a requirement for one lift to be provided.</p> <p>Members asked for condition 4 to be amended to add 'retained and maintained in perpetuity. This was agreed by the committee.</p> <p>Concerns were raised in relation to there being no direct light to the kitchens of the first and second floor flats fronting Blyth Road. The future occupants would need to have a light on at all times so this was not felt to be a sustainable development.</p> <p>In answer to an issue raised in relation to concerns raised by the access officer the committee was informed that the proposal did not require a refuge area and that measurements had been made and the condition on lifetime homes would ensure that they were compliant.</p> <p>Members still had concerns about the application and the issues raised in relation to overlooking, parking access, waste provision and lack of parking for the business use, provision of storage for wheelchairs and lighting to the kitchens of 1st and 2nd floor flats facing Blyth Road.</p> <p>It was moved and seconded that the application be deferred to enable officers provide further information on the issues raised by the committee. On being put to the vote deferral was agreed.</p> <p>Resolved - That the application be deferred to enable the further information requested by members to be provided.</p>	
149.	<p>70 STATION ROAD, WEST DRAYTON</p> <p>43 residential dwellings (consisting of 14 one bedroom units, 26 two bedroom units, 3 three bedroom units) with associated parking and landscaping</p> <p>2954/APP/2009/1488</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved –</p> <p>That delegated power be given to the Head of Planning and Enforcement to conclude the proposed Section 106 agreement to secure the following:</p> <p>a. The provision of affordable housing equivalent to 20% of the total number of habitable rooms comprised within the residential units on the site of which at least 75% are to be of social rented tenure.</p>	<p>Action By:</p> <p>James Rodger Matthew Duigan Adrien Waite</p>

	<p>(i) A financial contribution of £134,410.00 towards education facilities.</p> <p>(ii) A financial contribution of £17,581.00 towards health community facilities.</p> <p>(iii) A financial contribution of £1,864.00 towards the expansion of the Borough's library programme.</p> <p>(iv) A financial contribution of £20,000 towards Town Centre Contributions.</p> <p>(v) A financial contribution of £20,000 towards community facilities.</p> <p>(vi) A Project Management and Monitoring fee of 5% total cash contributions equalling £9,693.00.</p> <p>b. 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> <p>c. That the officers be authorised to negotiate and agree detailed terms of the proposed agreement.</p>	
150.	<p>61 ADELPHI CRESCENT, HAYES</p> <p>Conversion of dwelling to 1 one-bedroom and 1 two- bedroom flats, part two storey, part single storey side extension and single storey rear extension, involving demolition of existing detached garage to side and alterations to front.</p> <p>60953/APP/2010/93</p> <p>In accordance with the Council's constitution the agent addressed the meeting. The petitioner was not present at the meeting</p> <p>The agent made the following points:-</p> <ul style="list-style-type: none"> • Each flat had its own front door. • The Architect was working from a document published prior to January 2010. • The previous document recommended 50 sq. m as a minimum room size. • Car parking has been provided at 1.5 of a space per unit, this could be less. • The applicant asked the committee to defer the application as it was felt that a satisfactory proposal could be negotiated with officers. 	<p>Action By:</p> <p>James Rodger Matthew Duigan Adrien Waite</p>

	<p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Refused, for the reasons set out in the officer’s report with reason for refusal 2 being amended to read as follows:-</p> <p>The proposal would result in the dining/living room and kitchen windows of the ground floor unit being overlooked from the communal garden when used by the future occupiers of the first floor flat resulting in an unacceptable loss of privacy. As such, the proposal fails to afford an acceptable standard of internal living conditions and residential amenity to the future occupiers of the ground floor unit contrary to policies BE19 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).</p>	
151.	<p>GROUND FLOOR, OLD POST OFFICE, 52 STATION ROAD, HAYES</p> <p>Change of use from Class A1 (Retail) to Class D1 (Non-Residential Institutions) for use as a Health Centre, with associated internal alterations.</p> <p>35807/APP/2009/2363</p> <p>Officers advised the committee that recommendation 1 (a) needed to be amended by deleting ‘exclusive’ and inserting ‘combined Health Centre’ and by deleting ‘stacked’ and replacing with ‘tandem’.</p> <p>The condition on the addendum sheet in relation to the access ramp also needed to be amended to add at end of the condition ‘and be maintained in good condition so long as the development is in existence.’</p> <p>The recommendation with the amendments was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved</p> <p>That delegated power be given to the Head of Planning and Enforcement to grant planning permission subject to the following:</p> <p>1. The Council enter into an agreement with the applicant and all other relevant legal interests under Section 106 of the Town and Country Planning Act 1990 (as amended) to ensure that:</p>	<p>Action By:</p> <p>James Rodger Matthew Duigan Adrien Waite</p>

	<p>(a) The provision of 21 car parking spaces are provided at the existing health centre adjacent to 52 Station Road for the combined Health Centre users of the Development. Of these 21 spaces, 18 are permanent, including two spaces to be reserved for disabled drivers. A further 3 spaces would be provided in a tandem arrangement as detailed on drawing referenced 35807/100.</p> <p>(b) 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> <p>2. That Officers be authorised to negotiate and agree detailed terms of the proposed agreement.</p> <p>3. If a S106 agreement or other similar associated documentation is not 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>4. That subject to the above, the application be determined by the Head of Planning and Enforcement under delegated powers subject to the completion of the Agreement or associated documentation under section 106 and other appropriate powers with the applicant.</p> <p>5. That if the application is approved, the conditions and informatives set out in the officer's report and on the addendum circulated at the meeting be attached.</p>	
5.	<p>HILLINGDON GARDEN CENTRE, PIELD HEATH ROAD, HILLINGDON</p> <p>Single storey timber building, involving part demolition of existing polytunnel (Part retrospective application).</p> <p>13831/APP/2010/169</p> <p>In answer to an issue raised as to whether the permission should be temporary, officers advised the committee that, although the building was of timber construction it was deemed to be a permanent structure.</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 and addendum sheet circulated at the meeting.</p>	<p>Action By:</p> <p>James Rodger Matthew Duigan Adrien Waite</p>

6.	<p>15 FAIRFIELD ROAD, UXBRIDGE</p> <p>Amendment to planning permission ref.59469/APP/ 2007/1756 dated 02/08/2007 to allow for development as built. Involving alterations to doors and windows (Erection of a two storey (with accommodation in roofspace)building comprising 6 two-bedroom self-contained flats with associated parking, landscaping and installation of new vehicular crossover (involving demolition of existing dwellinghouse and closure of existing vehicular crossovers)) (Part retrospective application.)</p> <p>59469/APP/2010/417</p> <p>Officers circulated an additional sheet to members of the committee to replace paragraph 3.2 in the report with the following:-</p> <p>3.2 Proposed Scheme</p> <p>'The proposed amendments seek approval for a modified roof, one chimney on the front elevation, altered door entries and windows (including dormer windows) as currently built, front gable end feature to be lowered and its eaves dropped in height.</p> <p>The roof on the northern side, closest to dwellinghouse at No. 17 is proposed to be lowered, together with the front gable, which would provide a better height relationship with No 17 Fairfield Road. The reduction in height also reduces the bulk of the building and enables it to harmonise with the existing street scene.</p> <ul style="list-style-type: none"> • The side entry doors have been repositioned and canopies installed above all them • 1.8m high obscure glazed privacy screens have been introduced to the sides of the raised rear terraces. • Steps have been introduced allowing direct access from the rear units to the amenity space. <p>The proposed alterations are an improvement to what has been built on site. The alterations reduce the bulk and scale of the building, similar to what has been approved, and offer a better relationship with adjoining neighbouring dwellings.</p> <p>Some of the detailing, such as decorative tile hang on the gable ends, will also be brought back to the facade of the building which will be in keeping with the character of the area (as these decorative features are found on some of the dwelling houses within the street).'</p>	<p>Action By:</p> <p>James Rodger Matthew Duigan Adrien Waite</p>
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	<p>Officers advised that planning permission had been granted for 6 residential units in a two storey building. The development as constructed was not built to the approved plans. In regard to concerns previously expressed with regard to privacy implications for neighbouring units. Members need to have regard to the Appeal decision, which did not find any harm in the development as built. The application before committee introduces privacy screens to the balconies and a slight extension to the height of the boundary fence, which addressed the committees' previous concerns.</p> <p>Members asked that a condition be added to allocate and designate the parking and sole use, this was agreed by the committee.</p> <p>The committee agreed that a letter be sent to the Inspectorate about the Inspector who considered this appeal. The issues in relation to the levels and access to amenity space had not been considered. It was also suggested that a request be made that the Inspector concerned does not consider appeals in Hillingdon again.</p> <p>The recommendation for approval with the 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 on the addendum sheet.</p>	
7.	<p>126 HIGH STREET, UXBRIDGE</p> <p>Renewal of planning permission ref.35073/APP/ 2006/2748 dated 03/04/2007: Use of premises as Class A2 Carers Information and Advice Centre.</p> <p>35073/APP/2009/2550</p> <p>The Ward Councillor addressed the meeting making the following points:-</p> <ul style="list-style-type: none"> • Support Hillingdon Carers in the renewal of their planning application. • Hillingdon Carers have been in these premises for 7 years. • The premises are Grade 2 Listed Building with a small street frontage. • The use enhances the retail environment. • It allows carers attending the centre to make use of the Town Centre 	<p>Action By:</p> <p>James Rodger Matthew Duigan Adrien Waite</p>

	<ul style="list-style-type: none"> Provides specialist training for carers and provides a valuable service. Hillingdon Carers require security of tenure for funding and suggest that the committee consider giving a 3 year temporary permission. <p>The committee agreed that they would have no objection to the granting a temporary permission for 3 years. This was moved, seconded and on being put to the vote agreed.</p> <p>Officers suggested that condition 1 be amended to delete '2011' and replace with '2013'.</p> <p>The recommendation for Approval with condition 1 being amended 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 condition 1 being amended to delete '2011' and insert '2013'.</p>	
8.	<p>44 BERWICK AVENUE, HAYES</p> <p>Single storey rear extension.</p> <p>57774/APP/2009/2592</p> <p>A Ward Councillor addressed the meeting and made the following points:-</p> <ul style="list-style-type: none"> Have lived in Berwick Avenue all my life. Road is an anomaly with extensions of different sizes This application gives the chance to harmonise the area. Neighbouring property has an extension with a depth of 3.3 metres; the proposed extension would only be 1.9 meters further than what is already there. There is no uniformity to the existing extensions in the road. This extension would not affect the street scene. <p>A member stated that HDAS requirement of 3.6 metres was for guidance. There is no uniformity to the existing extensions and 2 houses down from the application site there is a double extension at the rear. This proposal if allowed would cause no harm and do not object to the application.</p> <p>The Chairman stated that the extension referred to by the member may not have the benefit of planning permission and asked officers to ask the enforcement team to investigate.</p> <p>The application fails on two counts, loss of amenity to No. 46 and the extension is not subordinate. The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p>	<p>Action By:</p> <p>James Rodger Matthew Duigan Adrien Waite</p>

	Resolved – That the application be Refused, for the reasons set out in the officer's report.	
9.	<p>1 DOUGLAS CRESCENT, HAYES</p> <p>Erection of 3 two-bedroom two-storey terraced dwellings with associated amenity space and parking, involving alterations to existing vehicular crossover and demolition of existing dwelling</p> <p>64524/APP/2009/2738</p> <p>Concerns were raised as to whether there was sufficient space to provide the parking shown on the plan MS/SB/1/08VC.</p> <p>Officers advised that as the plan mentioned was not accurate this should be deleted from the approved plans and an informative added accordingly. All the remaining plans are necessary for the approval and are accurate. There is a condition requiring details of the crossover.</p> <p>Members asked for the condition on the addendum sheet in relation to visibility splays be amended to delete '0.6m' and insert '1m'</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 office's report and addendum sheet circulated at the meeting, with the condition in relation to visibility splays being amended to delete '0.6m' and insert '1m'.</p>	<p>Action By:</p> <p>James Rodger Matthew Duigan Adrien Waite</p>
10.	<p>S106 Quarterly Monitoring Report - up to 31 December 2009</p> <p>Members received a report updating them on the current position in relation to S106 agreements.</p> <p>It was moved, seconded and on being put to vote was agreed that the report be noted.</p> <p>Resolved – That the report be noted.</p>	<p>Action By:</p> <p>James Rodger Matthew Duigan Adrien Waite</p>

11.	ENFORCEMENT REPORT Resolved 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.	Action By: James Rodger Matthew Duigan Adrien Waite
12.	ENFORCEMENT REPORT Resolved 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.	Action By: James Rodger Matthew Duigan Adrien Waite
13.	ENFORCEMENT REPORT Resolved 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.	Action By: James Rodger Matthew Duigan Adrien Waite
14.	THE HALSBURY CENTRE, BRUNEL UNIVERSITY, CLEVELAND ROAD, UXBRIDGE Replacement windows and doors to the Halsbury Building and Graduate Building. 532/APP/2009/2688 The recommendation for approval was moved, seconded and on being put to the vote was agreed. Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer's report.	Action By: James Rodger Matthew Duigan Adrien Waite

15.	<p>34 DOGHURST AVENUE, HAYES</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 question raised in relation to the vehicular crossover, officers advised committee that there was no record of the crossover in council records. As it had now been in place for 5 years the crossover was now legal.</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.</p>	<p>Action By:</p> <p>James Rodger Matthew Duigan Adrien Waite</p>
	The meeting, which commenced at 7.00 p.m., closed at 9.30 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.