

## Minutes



**NORTH Planning Committee**

**19 June 2019**

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

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), Duncan Flynn (Vice-Chairman), Jas Dhot, Martin Goddard, Becky Haggard, Henry Higgins, Carol Melvin, John Oswell and Raju Sansarpuri</p> <p><b>LBH Officers Present:</b> James Rodger (Head of Planning, Transportation and Regeneration), Matt Kolaszewski (Planning Team Leader), Glen Egan (Office Managing Partner - Legal Services), Alan Tilly (Transport and Aviation Manager), and Neil Fraser (Democratic Services Officer)</p>
16.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>None.</p>
17.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>None.</p>
18.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS</b> (<i>Agenda Item 3</i>)</p> <p><b>RESOLVED:</b> That the minutes of the meetings held on 9 May and 15 May 2019 be approved as a correct record.</p>
19.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
20.	<p><b>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</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that items 1-9 were marked as Part I, and would be considered in public. Items 10-13 were marked as Part II, and would therefore be considered in private.</p>
21.	<p><b>70 NORTHWOOD ROAD, HAREFIELD - 74520/APP/2019/996</b> (<i>Agenda Item 6</i>)</p> <p><b>Two storey side extension and boundary fence to side.(AMENDED PLANS 06-06-19)</b></p>

Officers introduced the report, which was confirmed as a resubmission of an application previously refused on the grounds that a proposed fence was unacceptable due to concerns over height, position and design. The new application had addressed these concerns, and the application was therefore recommended for approval.

Members were informed that applicant had also purchased an adjacent area of private green space and the roadway within Mossendew Close, to facilitate the extension of the property on the site. However, the roadway within Mossendew Close would remain adopted public highway, of which the Council remained in overriding authority. Residents would be unaffected.

The Committee sought clarity on who was responsible for the re-positioning of the utilities box from its current siting. Officers confirmed that the utilities company would be responsible for this re-siting, subject to approval from the Council.

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

**RESOLVED: That the application be approved.**

22. **4 ASHBURTON ROAD RUISLIP - 15579/APP/2019/365** (*Agenda Item 7*)

**Part two storey, part first floor side/rear extension, single storey front extension, first floor rear extension, conversion of roofspace to habitable use to include 2 rear dormers and conversion of roof from hip to gable end, 4 detached garages to rear and conversion of dwelling from 1 x 4-bed to 1 x 1-bed and 3 x 2-bed self-contained flats with associated parking and amenity space.**

Officers introduced the report, highlighting that planning permission had previously been refused for an application on this site, which had subsequently been granted on appeal. The amendments to the application under consideration included the erection of 2 rear dormers and a hip to gable conversion to create one 2-bed and three 2-bed flats.

Officers highlighted concerns that the rear dormers, by reason of their siting in a prominent position, size, scale, bulk and design, would represent an incongruous and visually intrusive form of development to the detriment of the character of the street scene and surrounding area. In addition, it was felt that the proposal would result in an indoor living area of unsatisfactory size and quality for future occupiers, and so the application was recommended for refusal.

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

**RESOLVED: That the application be refused.**

23. **DUCKS HILL FARM DUCKS HILL ROAD, NORTHWOOD - 5907/APP/2019/872** (*Agenda Item 8*)

**Erection of a building for use as a shop and storage involving demolition of existing sheds**

Officers introduced the report, and asserted that the proposal was for the demolition of the existing stables and the erection of a building to be used as a shop and storage, and was considered to represent an acceptable form of development within the Green

Belt that would not detract from the rural character and appearance of the area. The proposed new building was 345sq metres, which was an approximate 15% increase in floor area when compared to the existing building. Condition 5 was proposed to ensure that the proposed shop was limited to selling equestrian saddlery, tack, pet food and pet equipment only. The application was recommended for approval.

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

**RESOLVED: That the application be approved.**

24. **18 LONG DRIVE, RUISLIP - 74580/APP/2019/470** (*Agenda Item 9*)

**Change of use from A1 to Mixed Use A1/A3**

Officers introduced the report and highlighted the addendum, which proposed the addition of a condition limiting the site to mixed A1/A3 use only, with no Class A3 use without prior written approval from the Council. The application was recommended for approval.

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

**RESOLVED: That the application be approved.**

25. **ENFORCEMENT REPORT** (*Agenda Item 10*)

**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).*

26. **ENFORCEMENT REPORT** (*Agenda Item 11*)

**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.**

	<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>
27.	<p><b>ENFORCEMENT REPORT</b> (Agenda Item 12)</p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li>1. That the enforcement action as recommended in the officer's report was agreed; and</li> <li>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.</li> </ol> <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>
28.	<p><b>ENFORCEMENT REPORT</b> (Agenda Item 13)</p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li>1. That the enforcement action as recommended in the officer's report was agreed; and</li> <li>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.</li> </ol> <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>
	<p>The meeting, which commenced at 8.30 pm, closed at 8.55 pm.</p>

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**

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**Channel to increase transparency in decision-making, however these minutes remain the official and definitive record of proceedings.**