

## Minutes



### MAJOR Applications Planning Committee

22 January 2020

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

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), Steve Tuckwell (Vice-Chairman), Mohinder Birah, Janet Duncan, Martin Goddard, Henry Higgins, Carol Melvin, John Morgan and John Morse</p> <p><b>LBH Officers Present:</b> Meghji Hirani (Planning Contracts &amp; Planning Information), Mandip Malhotra (Strategic and Major Applications Manager), Richard Michalski, Kerrie Munro, Liz Penny (Democratic Services Officer) and James Rodger (Head of Planning, Transportation and Regeneration)</p>
96.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor John Oswell with Councillor Mohinder Birah substituting.</p>
97.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
98.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p>Councillor Janet Duncan enquired why her apologies had not been recorded in the minutes of the meeting dated 18 December 2019. Democratic Services confirmed that apologies had not been received prior to said meeting therefore Councillor Duncan had been marked absent.</p> <p><b>RESOLVED That: the minutes of the meeting dated 18 December 2019 be approved as an accurate record.</b></p>
99.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
100.	<p><b>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED IN PUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items were marked Part 1 and would be considered in public.</p>

101. **RURAL ACTIVITY GARDEN CENTRE, YIEWSLEY - 68554/APP/2019/3071** (*Agenda Item 6*)

**Erection of two single storey buildings to provide café, sales area, agricultural barn, access, car parking and associated works.**

Officers introduced the application, highlighted the information in the addendum and made a recommendation for approval subject to conditions.

It was noted that the proposal was considered to be inappropriate development within the Green Belt as it did not comply with national and local policies. However, the application was deemed to be acceptable due to very special circumstances with regard to design, impact on the street scene, amenity, highways, refuse, landscaping, ecology, flooding, energy, noise, air quality, contamination and security matters.

It was confirmed that a Sequential Site Assessment had been carried out as indicated on page 35 of the agenda pack. Members were advised that there were eight Adult Learning Centres in the Borough including the Rural Activity Garden Centre; however, investigations had concluded that there were no alternative suitable sites within the Council's adult learning portfolio where the proposed facilities and courses could be accommodated. The Committee was informed that amended plans had been submitted during the application process in order to minimise the harm posed to the Green Belt. In the revised plans, the proposed buildings had been moved to the southernmost part of the site, there had been a reduction in height, increased screening and the number of car parking spaces had been reduced significantly. An amendment to Condition 12 as indicated in the addendum was also highlighted.

Committee Members praised the excellent work carried out at the Centre and agreed that the very special circumstances requirement had been met in this case. In response to Councillors' questions, it was confirmed that, if approved, this development would not set a precedent as no future application would be recommended for approval if the special circumstances criteria were not met. Additional concerns were raised regarding the potential impact on the environment in this highly polluted area. It was confirmed that the trees to be removed as part of the scheme would be replaced, together with additional planting to mitigate the environmental impact. Members were advised that Condition 7 (landscaping) could be strengthened to ensure this. Members enquired whether the disabled parking spaces indicated on the plan could be located on the same side as the building rather than opposite it. It was acknowledged that this would not be possible since the area in question would be used for an outdoor display. However, there appeared to be a footpath on the plans with a shared surface – Councillors requested that the use of this area be explored further.

The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed, subject to the changes in the addendum and the conditions highlighted in the report.

**RESOLVED That:**

- 1) the application be approved subject to the conditions highlighted within the report and addendum;**
- 2) delegated authority given to the Head of Planning to investigate and secure via amended plan relocation of disabled parking;**
- 3) Condition 7 (landscaping) be strengthened to include pollution absorbent planting.**

102.	<b>GETHCELN HOUSE, HAYES - 71737/APP/2019/1979</b> ( <i>Agenda Item 7</i> )
	<p><b>Proposed demolition of existing office and warehouse/workshops and erection of one flexible use class B1(c)/B2/B8 building comprising 3 units with associated access and parking.</b></p> <p>Officers introduced the application, highlighted the information in the addendum and made a recommendation for approval. It was noted that a previous application received in 2018 had been refused for six reasons; said reasons for refusal had been addressed in the new application. It was confirmed that Heavy Goods Vehicles (HGVs) would be within the site and would not be allowed to pile up on Dawley Road. The site would not be used as a data centre.</p> <p>Councillors enquired whether it would be feasible to condition the site to use a low or zero emission fleet within a given timescale. It was noted that Condition 12 referenced the Low Emission Strategy. In relation to the HGVs themselves, it was confirmed that the technology did not yet exist to facilitate the charging of electrical heavy goods vehicles. Members were informed that Condition 8 highlighted a requirement for landscaping plans to include pollution absorbing and native planting species. For clarity, it was agreed that 'NB' be removed from said Condition. The Committee requested that the possibility of restricting the idling of HGVs be considered and, if appropriate, Condition 12 be amended accordingly.</p> <p>The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed subject to the changes in the addendum and the conditions highlighted in the report.</p> <p><b>RESOLVED That:</b></p> <ol style="list-style-type: none"> <li><b>1) the application be approved subject to the changes in the addendum and the conditions highlighted in the report;</b></li> <li><b>2) delegated authority be granted to the Head of Planning to further explore the possibility of restricting the idling of HGVs and, if appropriate, amend Condition 12 accordingly; and</b></li> <li><b>3) delegated authority be granted to the Head of Planning to remove the 'NB' from Condition 8 in relation to landscaping plans.</b></li> </ol>
103.	<p><b>GEORGES YARD, HAREFIELD - 2078/APP/2019/150</b> (<i>Agenda Item 8</i>)</p> <p><b>Retention of two agricultural barns and change of use of one to equestrian use and formation of a riding arena with associated internal and external alteration and hardstanding works.</b></p> <p>Officers introduced the application, highlighted the information in the addendum and recommended approval.</p> <p>It was noted that the application site lay within the Green Belt; however, the development was considered appropriate, hence a sequential test had been unnecessary in this case. In response to questioning from Members, it was confirmed that Condition 4 would inhibit potential commercial use in the future.</p> <p>The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed subject to the changes in the addendum and the conditions highlighted in the report.</p>

	<b>RESOLVED That: the application be approved subject to the changes in the addendum and the conditions highlighted in the report.</b>
104.	<p><b>20 WATFORD ROAD AND 1 BROOKDENE DRIVE, NORTHWOOD - 71665/APP/2019/2293</b> (<i>Agenda Item 9</i>)</p> <p><b>Demolition of two detached dwellings and erection of 1 new building to provide 12 residential apartments with alterations to existing vehicular accesses, on site parking, bin and cycle storage and amenity space.</b></p> <p>Officers introduced the report and highlighted the information in the addendum. It was noted that, externally, the proposed development was identical to that approved in March 2018 with no alterations in terms of bulk, scale, mass and form. However, Members were informed that the application sought to create 3 additional units by altering the unit mix to include 6 x 1 bed units, 5 x 2 bed units and a 1 x 3 bed unit. This was considered to be acceptable.</p> <p>Councillors requested further clarification regarding the internal mix of units and enquired whether it was feasible to incorporate 12 units rather than the original 9 planned for. The Committee was advised that the original 9 units would have been reasonably large; however, the proposed 12 units still met the Council's minimum size requirements. It was confirmed that the new proposal incorporated one affordable housing unit.</p> <p>Members expressed concern that the proposed amenity space appeared cramped and the communal space would be sited at a road junction with high levels of pollution. However, it was noted that the planning inspector's report had found the proposed development to be satisfactory. Members were obliged to accept this decision.</p> <p>The officer's recommendation was moved, seconded and, when put to a vote, agreed subject to the changes in the addendum and the conditions highlighted in the report, with 7 Members voting in favour and 1 abstention.</p> <p><b>RESOLVED: That the application be approved subject to the changes in the addendum and the conditions highlighted in the report.</b></p>
	The meeting, which commenced at 6.00 pm, closed at 6.50 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Liz Penny on 01895 250185. 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.**