

Minutes



NORTH Planning Committee

26 May 2020

Meeting held at VIRTUAL - Live on the Council's YouTube channel: Hillingdon London

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Henry Higgins (Vice-Chairman), Becky Haggart, Allan Kauffman, Carol Melvin, John Morgan, John Oswell and Jagjit Singh</p> <p>LBH Officers Present: Mark Braddock (Senior Democratic Services Manager), Matt Kolaszewski (Planning Team Manager), James Rodger (Head of Planning, Transportation and Regeneration) and Luke Taylor (Democratic Services Officer)</p>
3.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
4.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Melvin declared a non-pecuniary interest in Item 7 and left the meeting for the discussion of this item.</p>
5.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meetings held on 18 March 2020 and 14 May 2020 were both agreed as a correct record.</p>
6.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
7.	<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 (<i>Agenda Item 5</i>)</p> <p>It was confirmed that Items 1 – 14 were marked Part I and would be considered in public, and Items 15 – 16 were marked Part II and would be considered in private.</p>
8.	<p>COVID-19: TEMPORARY PLANNING PETITION SCHEME CHANGES - WRITTEN REPRESENTATIONS IN LIEU OF PHYSICAL SPEAKING RIGHTS (<i>Agenda Item 6</i>)</p> <p>The Democratic Services Manager introduced the report which outlined temporary proposals to the Planning Petition Scheme in light of the COVID-19 pandemic. The Committee heard that the proposals included a temporary suspension of speaking</p>

rights for petitioners, applicants and agents, and it was proposed written representations would take the place of physical speaking rights where a valid petition had been received by the Council on a specific application. These written representations would then be read out to the Committee at the meeting.

Members were informed that these temporary changes would revert back to physical speaking rights with the resumption of traditional Committee meetings.

The officer's recommendation to approve the temporary change to the Planning Petition Scheme was moved, seconded, and upon being put to a vote, unanimously agreed.

RESOLVED: That, under the provision of Standing Order 16 (Committee Procedure Rules), the temporary suspension of Standing Order 13 (Committee Procedure Rules) and the immediate application of written representations, be approved.

9. **16 MURRAY ROAD, NORTHWOOD - 4626/APP/2019/629** (*Agenda Item 7*)

Two-storey, rear extension with habitable roofspace to allow for conversion of ground and first floor from part Use Class C3 (Dwellings) and part Class D1 to Class D1 (Non-Residential Institutions – Nursery) and addition of rear dormer to allow for conversion of second floor into two one-bed, self-contained flats.

Councillor Melvin declared an interest in this item and left the meeting for the discussion of this application.

Officers introduced the application, and the Democratic Services Officer read out a written representation received from the lead petitioner, objecting to the application.

The petitioners' representation stated that the application did not meet the requirements of the Town and Country Planning (General Permitted Development) Order 1995 and was proposed in the Northwood-Frithwood Conservation Area. Members heard that the application was out of scale with the original house and the removal of shrub and flower beds for parking would be detrimental to the historic look of the road. The petitioner noted that, by virtue of its bulk, size, scale and proximity to Nos 14 and 18 Murray Road, it would have a detrimental impact on neighbouring properties by reason of over-dominance, over-shadowing, visual intrusion, loss of light and loss of outlook.

The Committee agreed that the application was out of character in the area and praised the officer's report. Members moved, seconded, and upon being put to a vote, unanimously agreed the officer's recommendation.

RESOLVED: That the application be refused.

10. **178-180 FIELD END ROAD, EASTCOTE, PINNER - 74599/APP/2020/619** (*Agenda Item 8*)

Change of use of No. 178 from retail (Use Class A1) to restaurant (Use Class A3), single-storey infill extension, installation of rooflight and installation of a new shop front to both units.

Officers introduced the application and noted the addendum.

Councillors agreed that the application was a good usage of the site, and would help improve the viability of the parade of shops and benefit the high street.

Responding to the Committee's questioning, Officers noted that waste would continue to be stored at the rear of the property and the Council's waste officer was happy with the proposals, which opening times for the shop remained standard.

The officer's recommendation was moved and seconded, and upon being put to a vote, unanimously approved.

RESOLVED: That the application be approved.

11. **HIGHWAY FARM, HARVIL ROAD, HAREFIELD - 50235/APP/2019/3403** (*Agenda Item 9*)

Installation of wire frame sculpture of a dog.

Officers introduced the application, and the Committee moved, seconded and unanimously approved the officer's recommendation.

RESOLVED: That the application be approved.

12. **COPTHALL FARM, BREAKSPEAR ROAD SOUTH, ICKENHAM - 9271/APP/2019/3381** (*Agenda Item 10*)

Erection of agricultural building for hay and straw.

Officers introduced the report, and the Committee proposed that a condition be added to the application to ensure only agricultural products be stored in the building.

The Head of Planning, Transportation and Regeneration confirmed that a condition was suitable for the application, and noted that a further informative was needed to outline the requirements for suds management.

Members moved the officer's recommendation, subject to delegated authority to the Head of Planning, Transportation and Regeneration to include a further condition to ensure the building was only used to store agricultural products and an informative relating to suds management.

This proposal was seconded, and upon being put to a vote, was unanimously approved.

RESOLVED: That the application be approved, subject to delegated authority to the Head of Planning, Transportation and Regeneration to include:

- 1. An additional condition to ensure only agricultural products be stored in the building; and,**
- 2. An additional informative outlining the requirements for Suds Management.**

13. **86 DUCKS HILL ROAD, NORTHWOOD - 49961/APP/2020/204** (*Agenda Item 11*)

Addition of a first floor and part two-storey, part single-storey front / side

extension and single-storey rear extension and raised rear decking area.

Officers introduced the application, and, responding to Councillors' questioning, stated that the neighbouring property situated higher than the proposal would still be affected by the application as its windows would look straight at a wall just 1.95m from its boundary.

The Committee moved, seconded and unanimously agreed the officer's recommendation at a vote.

RESOLVED: That the application be refused.

14. **ST JOHN'S SCHOOL, POTTER STREET HILL, NORTHWOOD - 10795/APP/2020/371** (*Agenda Item 12*)

Erection of a tree house.

Officers introduced the application, and Councillors confirmed that they were very happy with this application that would enhance teaching and support the children.

Members moved and seconded the officer's recommendation, which, upon being put to a vote, was unanimously approved.

RESOLVED: That the application be approved.

15. **SMALL HOLDING 1 OPPOSITE NORTHWOOD HILLS UNITED REFORM CHURCH, JOEL STREET, NORTHWOOD - 75214/APP/2019/3611** (*Agenda Item 13*)

Erection of four stables (retrospective).

Officers introduced the application and noted the addendum, which removed Condition 1.

The Committee agreed that the application was a great improvement, and moved, seconded and unanimously approved the officer's recommendation.

RESOLVED: That the application be approved.

16. **S106 QUARTERLY MONITORING REPORT** (*Agenda Item 14*)

RESOLVED: That the S106 Quarterly Monitoring Report be noted.

17. **ENFORCEMENT REPORT** (*Agenda Item 15*)

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 declared as exempt from publication as it involves the disclosure of

	<p>information in accordance with Section 100(A) and paragraphs 1, 2 & 7 of Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended), in that the report contains information relating to any individual, information likely to reveal the identity of an individual and information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime and that the public interest in withholding the information outweighs the public interest in disclosing it.</p>
18.	<p>ENFORCEMENT REPORT (<i>Agenda Item 16</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; 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>This item is declared as exempt from publication as it involves the disclosure of information in accordance with Section 100(A) and paragraphs 1, 2 & 7 of Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended), in that the report contains information relating to any individual, information likely to reveal the identity of an individual and information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime and that the public interest in withholding the information outweighs the public interest in disclosing it.</p>
	<p>The meeting, which commenced at 6.00 pm, closed at 7.07 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Democratic Services on Telephone 01895 250636 or email (recommended): democratic@hillingdon.gov.uk. 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.