

Minutes

HILLINGDON PLANNING COMMITTEE

5 November 2024



Meeting held at Committee Room 5 - Civic Centre

	<p>Committee Members Present: Councillors Henry Higgins (Chair), Adam Bennett (Vice-Chair), Roy Chamdal, Elizabeth Garelick, Gursharan Mand, Jagjit Singh and Shehryar Ahmad-Wallana</p> <p>LBH Officers Present: Natalie Fairclough – Legal Advisor Jimmy Walsh – Legal Advisor Anisha Teji – Democratic Services Ed Laughton – Area Planning Service Manager (C&S) Katie Crosbie – Area Planning Service Manager (North) Eoin Concannon – Planning Team Leader Alan Tilly – Transport & Aviation Team Manager Alan Corcoran – Deputy Planning Team Leader</p>
43.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Keith Burrows with Councillor Ahmad – Wallana substituting.</p>
44.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
45.	<p>TO RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes from the meeting on 2 October 2024 be approved.</p>
46.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
47.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE CONSIDERED IN PUBLIC AND THE ITEMS MARKED PART II WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items would be heard in Part I.</p>
48.	<p>140 LINDEN AVENUE - 78323/APP/2024/968 (<i>Agenda Item 6</i>)</p> <p>Erection of 2no. semi-detached dwellings including habitable accommodation within the roof space and one basement with associated parking and amenity space, following the demolition of existing bungalow.</p>

Officers introduced the application, took Members through the plans and made a recommendation for approval.

A petitioner in objection of the application submitted a written representation for the Committee's consideration. This was circulated to Members prior to the meeting. The objection outlined concerns relating to privacy, light, drainage, road conditions, the character of the neighbourhood, overshadowing and rooflines and the basement construction. In terms of privacy and drainage concerns, it was submitted that the proposed loft dormers would compromise the privacy of neighbouring properties, and the application lacked a comprehensive drainage plan, risking exacerbation of existing flooding issues. The construction could damage the sand and pebble private road maintained by residents. Due to the road's narrow width, large construction vehicles would likely encroach on residents' driveways, impeding access to their homes. Additionally, as there was no footpath, residents currently used the road for pedestrian access, which raised safety concerns during construction. It was noted that the proposed development of semi-detached houses disrupted the uniformity of the area, leading to overdevelopment. The objection also highlighted the absence of a geotechnical survey, questionable biodiversity metrics and the need for several additional documents and plans to be reviewed before approval. It was noted that a number of documents were requested for the development at another residential property on the road and the same process should be applied to the development in question to safeguard community interests.

The agent for the development addressed the Committee and noted that this application had officer support. Members heard that the development at 138 Linden Avenue involved demolishing the existing structure and replacing it with two new houses. One of these houses was intended to be the applicant's permanent home. Initial plans included two detached houses, but due to the presence of mature trees and their root protection areas, the design was revised to two semi-detached properties with basements away from the trees. It was noted that several revisions had been made to address objections, including reducing the size of extensions and ensuring the design aligned with the surrounding properties. The tree officer's concerns were addressed by reducing the width of the eastern property and maintaining drainage in the same position at the existing bungalow. The foundation would also use a contiguous pile system to avoid impacting neighbouring properties.

Although Members empathised with the concerns raised by the petitioner, it was noted that the applicant had worked with officers to evolve the scheme. The street scene was very varied and a precedent had been set. Members queried the basement, noting that basements were uncommon. Further clarification was sought on whether the necessary checks had been conducted to ensure that the basement, which lacked natural light, would not be used as a bedroom in the future.

Members were advised that a basement impact assessment had been undertaken during the processing of the application. It was confirmed that a basement impact assessment was conducted by a geotechnical engineer and reviewed by an environmental manager specialising in flooding. The assessment was deemed satisfactory. The basement was intended to be an ancillary hobby room associated with the main dwelling, and there were no windows due to policy restrictions. It was mentioned that if the basement were to be used as a bedroom, this could potentially be investigated as a change of use

In terms of construction management plan, Members requested that timings be

	<p>specified as part of the plan to minimise disruption to local residents.</p> <p>The officers' recommendation with the amendment to the construction management plan was moved, seconded, and when put to a vote, was unanimously agreed.</p> <p>RESOLVED: That the application be approved as per officer recommendation.</p>
49.	<p>3 THE SQUARE, FURZEGROUND WAY - 57328/APP/2024/345 (<i>Agenda Item 7</i>)</p> <p>Change of use of existing office building (Use Class E) to a post-operative care facility (Use Class C2), including external works to the building, landscaping, parking, and all associated works.</p> <p>Officers introduced the application and took Members through the plans. A recommendation for approval and section 106 was made.</p> <p>The Committee welcomed the replacement of the hard standing surface with vegetation and noted that there had been no objections to the development in terms of noise pollution. Members were advised that an air quality mitigation contribution had been secured in the section 106 agreement.</p> <p>The officers' recommendation, was moved, seconded, and when put to a vote, was unanimously agreed.</p> <p>RESOLVED: That the application and section 106 be approved as per officer recommendation.</p>
50.	<p>BARR LODGE 1-16 - 8948/APP/2024/1666 (<i>Agenda Item 8</i>)</p> <p>The replacement of existing windows and doors with new UPVC windows, fire rated windows and timber door.</p> <p>Officers introduced the application and took Members through the plans. A recommendation for approval was made.</p> <p>The officers' recommendation, was moved, seconded, and when put to a vote, was unanimously agreed.</p> <p>RESOLVED: That the application be approved as per officer recommendation.</p>
51.	<p>59 BONIFACE ROAD - 78960/APP/2024/2107 (<i>Agenda Item 9</i>)</p> <p>Conversion of existing refuse storage area to provide disabled access to 1st floor flat with amendments to fenestration and provision of bin stores</p> <p>Officers introduced the application and took Members through the plans. A recommendation for approval was made.</p> <p>The officers' recommendation, was moved, seconded, and when put to a vote, was unanimously agreed.</p> <p>RESOLVED: That the application be approved as per officer recommendation.</p>

52.	<p>HAREFIELD ACADEMY - 17709/APP/2024/1802 (<i>Agenda Item 10</i>)</p> <p>Erection of a substation</p> <p>Officers introduced the application and made a recommendation for approval.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, was unanimously agreed.</p> <p>RESOLVED: That the application be approved as per officer recommendation.</p>
	<p>The meeting, which commenced at 7.00 pm, closed at 7.51 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Anisha Teji on 01895 277655 or ateji@hillillingdon.gov.uk. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.