

NORTH PLANNING COMMITTEE

Meeting held at the Civic Centre, Uxbridge on 21st May 2009 at 7.00pm

Councillor Eddie Lavery (Chairman)

Councillors: Michael Markham David Allam
Carol Melvin Anita MacDonald
Michael Markham
David Payne

Apologies: Apologies had been received from Councillor Allan Kauffman.
Councillor Brian Stead attended in his place.

1. BUSINESS TO BE CONSIDERED IN PUBLIC

The Committee agreed that all of its business would be conducted in public.

2. MINUTES

The minutes of the meeting held on 7th April 2009 were agreed as a correct record and signed by the Chairman.

3. DECLARATION OF INTERESTS

Councillor Eddie Lavery declared a Personal and Non-Prejudicial interest in item 6 - 23 & 25 Crescent Gardens, Eastcote, as he lived close to the applicant who was known to him. Councillor Lavery remained in the meeting and took part in the discussion and decision of the application.

4. DECISIONS ON APPLICATIONS

Decisions on applications are shown below and are based on Agenda and reports for the meeting, and an Addendum sheet circulated at the meeting.

Item No.	Address	Ward	Proposal	Application No.
6.	23 & 25 Crescent Gardens, Eastcote	Eastcote & East Ruislip	Conversion of hipped roofs to gable roofs on both Nos.23 and 25 Crescent Gardens, involving the installation of one front roof-light to each property and construction of a rear dormer to each property	64562/APP/2008/1582

In introducing the report, officers advised that work on the development had proceeded and the extension would now be deemed as permitted development following recent changes to regulations.

It was noted that at the meeting on 8th October 2008, the Committee overturned officer recommendation for refusal and approved this application, subject to S106 agreement and, subject to conditions and informatives. The wording for the conditions and informatives were now being reported back to Committee for agreement.

It was proposed, seconded and on being put to the vote was agreed that the conditions and informatives set out in the officer's report be approved.

RESOLVED – That the conditions and informatives set out in the officer's report be approved.

Item No.	Address	Ward	Proposal	Application No.
7.	42B The Drive, Northwood	Northwood	Construction of new first floor with pitched roof to provide residential accommodation with separate access and conversion of property to provide two, 3-bedroom flats together with frontage parking spaces	55192/APP/2006/896

In answer to a question as to the reason for the delay in the S106 Agreement not being completed within the required 6 months, the Legal Advisor responded that negotiation of the agreement took longer than expected.

The Committee noted that as the agreement was not finalised, within the 6 months period stipulated at the meeting on 17th July 2008, the Committee's approval was now required prior to issuing a decision on the application.

A Member asked whether the 6 months time scale for negotiations of S106 agreements should be increased. The Legal Advisor advised that the majority of legal agreements could be completed within the stipulated 6 month period however; there may be some applications which may have some technical difficulties and may take longer to finalise.

It was moved, seconded and agreed that the application be approved.

RESOLVED – That the application be approved subject to the conditions and informatives set out in the officer's report dated 17th July 2008.

Item No.	Address	Ward	Proposal	Application No.
8.	31 Linksway, Northwood	Northwood	Erection of a part two storey, part first floor side/rear extension with front dormer and 4 side roof-lights,	41694/APP/2009/226

			involving the conversion of the side garage for habitable use and installation of two front and two rear dormers, rear hipped roof extension and a side roof-light to allow habitable use of existing and proposed roof-space, installation of replacement front porch and entrance gates and piers	
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The officer drew the Committee's attention to two additional conditions on the Addendum Sheet recommended by the Landscape officer.

The officer's 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.

Item No.	Address	Ward	Proposal	Application No.
9.	88 Hillside Road, Northwood	Northwood Hills	Erection of a single-storey side and rear extension with lower ground floor level and conversion of roof-space to habitable use involving the installation of a rear and side dormer, 1 side roof-light and alterations to roof	65810/APP/2009/327

In introducing the report, officers advised that a late response had been received and comments were set out on Addendum Sheet.

The officer's recommendation for refusal was moved, second and on being put to the vote, was refused.

RESOLVED – That the application be refused for the reasons set out in the officer's report.

The meeting closed at 7.20pm.