

RUISLIP/NORTHWOOD PLANNING SUB-COMMITTEE

Meeting held at the Civic Centre, Uxbridge
on Tuesday 28 March 1995 at 7.30 pm

Councillor D Horne (Chair)
Councillor N Nunn-Price (Vice-Chair)

Councillors: P Corthorne J Morse
A Kanjee A O'Shea

Advisory Representative: Mrs S Liberty

Also Present: Councillor A Retter (SO.30(2))

1. MINUTES

The minutes of the meeting held on 28 February 1993 were taken as read and signed by the Chair as a correct record.

With regard to the application for the temporary change of use of 188 Field End Road, Eastcote from offices to three residential flats, which had been considered at that meeting, the Chair wished it to be recorded that he did not consider it to be reasonable for officers or members to propose that potential occupiers should not own a car.

2. CONSIDERATION OF REPORTS IN PUBLIC AND PRIVATE

The Sub-Committee confirmed that all its business would be considered in public.

3. FLOODING IN HILL LANE

The Chair reported that concern about flooding in the Hill Lane area had been expressed at the last meeting of the Ruislip/Northwood Forum. He had asked the Head of Planning Services to provide details of the catchment area which used this particular drain and had also requested that any further development proposals for the area brought before this Sub-Committee should contain the advice of the Drainage Engineer.

4. APPLICATIONS APPROVED

RESOLVED - That the applications listed below be approved, subject to the conditions set out in the officers report and amendment sheet and any additional Conditions and Informatives imposed by the Sub-Committee.

14323G/94/1964	57 Station Approach South Ruislip	Change of Use from Solicitors Office to Veterinary Clinic
5677BE/95/148	Former Southborne School and Allotment Site Southbourne Gardens Ruislip	Erection of Residential Development Comprising 24 Flats, 2 Bungalows and 30 Houses with Associated Roads/ Parking (Phase 3) (amendment to previously approved scheme)
21671A/94/1994	63 Victoria Road Ruislip Manor	Change of Use from Class A1 (Retail) to Class A2 (Financial and Professional Services)

10112AM/94/1772	London Bible College Green Lane Northwood	Reserved Matters (Details of Design, External Appearance and Landscaping) for Lecture House in Compliance with Condition 1 of Outline Planning Permission Ref. 10112AJ/92/731 dated 11.12.92; Erection of Teaching and Residential Accommodation
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With regard to the above application the Chair reported that in cases where outline approval had been granted but there were reserved matters outstanding these should be considered by the Sub-Committee rather than being dealt with under delegated authority. In this way Members would have the opportunity to voice any concerns they or local residents might have about a proposal. The Divisional Planning Officer explained the circumstances under which delegated authority was exercised.

43132A/95/157	Land Forming Part of 28 Nicholas Way Northwood	Renewal of Planning Permission Ref. 43132/89/542 dated 26.4.90; Erection of Two Detached Houses and Double Garages
49637/94/1960	14 Pines Close Northwood	Erection of a Single Storey Front Extension
1579/J/94/1801	22 Joel Street Northwood	Change of Use from Class A1 (Retail) to Class A3 (Food and Drink) with Class A1 frontage

(Councillor Kanjee declared an interest in this item and left the meeting during its consideration).

39902G/95/4	85 Northwood Way Northwood	Erection of a Rear Dormer Extension and Conversion of Loft Space to a Habitable Room
4918AG/94/1574	Midcroft Service Station Midcroft Ruislip	Installation of Underground Fuel Storage Tank and Erection of Jet Wash Facility
48625B/94/1829	Boyg and Wrencot Rickmansworth Road Northwood	Erection of a new porch to both Boyg and Wrencot
10430J/95/144	Northwood Service Station Pinner Road Northwood	Change of Use from Petrol Filling Station to Sale of Used Commercial Vehicles, Erection of 1.8m High Perimeter Fencing and Landscaping

5. APPLICATIONS REFUSED

RESOLVED - That the applications listed below be refused for the reasons set out in the officers report or as resolved by the Sub-Committee.

16204A/94/1992	65 Victoria Road Ruislip Manor	Change of Use from Class A1 (Retail) to Class A3 (Food and Drink)
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RESOLVED - (1) That the application be refused for the following reasons:

1. The proposed change of use would result in a material loss of amenity by reason of noise, disturbance and litter to the residential properties above, adjacent and opposite. It is therefore contrary to Policy S8 of the Deposit Draft of the U.D.P.

2. The proposed change of use would result in a concentration of non-retail uses sufficient to erode the attractiveness of this section of the primary shopping parade to shoppers. It is therefore contrary to Policy S7 of the Deposit Version of the U.D.P.

(2) That the UDP Sub-Committee be requested to reconsider the definition of primary/secondary shopping areas with particular reference to Ruislip Manor, Green Lane and Joel Street.

8958D/94/1947	70 High Street Northwood	Change of Use from Class A1 (Retail) to Sale of Hot Food and Drink (Class A3) Including Takeaway
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In accordance with the provisions of Standing Orders, a representative of petitioners opposing the application addressed the meeting.

RESOLVED - That the application be refused for the following reasons:

1. The proposed change of use would result in a material loss of amenity by reason of noise, disturbance and litter to the residential properties above, adjacent and opposite. It is therefore contrary to Policy S8 of the Deposit Draft of the U.D.P.

2. The proposed change of use would result in a concentration of non-retail uses sufficient to erode the attractiveness of this section of the parade to shoppers. It is therefore contrary to Policy S7 of the Deposit Version of the U.D.P.

30597C/94/1988	Land Forming Part of 170 Bury Street Ruislip	Erection of Two Detached Dwellinghouses and Detached Double Garage (Including Demolition of a Bungalow) (Outline Application)
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10737AJ/94/1958	Ruislip Golf Course Ickenham Road Ruislip	Renewal of Planning Permission Ref: 737AE/92/1495 dated 2.11.92
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RESOLVED - That the application be refused for the following reason:

The building is constructed of materials which have deteriorated over time to the detriment of the visual amenities of the area and the Green Belt. The proposal is therefore contrary to Policies OL4 and OE1 of the Deposit Draft of the U.D.P.

1424C/95/78	St Andrews United Reformed Church Bridle Road Eastcote	Construction of Pitched Roof Over Part of Existing Flat Roof Over Central Block Area
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6. APPLICATIONS DEFERRED FOR SITE VISITS

RESOLVED - That the applications listed below be deferred to enable Members to visit the site.

3568E/94/1672	210 Field End Road Eastcote	Change of Use from Class A1 (Retail) to Class A3 (Cafe)
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14424C/94/1507	'Tigana' Catlins Lane Eastcote	Reduction of Front Boundary Fence to 1.4m (Variation of Condition 1 of Planning Permission Ref. 14424B/93/2048) dated 27.5.94
47440E/94/1688	Land Rear of 88-92 Ducks Hill Road Northwood	Repositioning of 3 Houses Granted Full Planning Permission Under Ref 47440A/93/1800 dated 13.4.94 (Erection of 3 Detached Houses)
7162G/94/1812	16 The Broadwalk Northwood	Erection of a First Floor Side Extension, a Part Single Storey, Part Two Storey Front Extension, a Single Storey Rear Extension and a Rear Conservatory
6229C/94/2000	The Wild Part Cheney Street Eastcote	Erection of Three Detached Houses with Integral Double Garages (Involving Demolition of Existing House) (Duplicate Application)
6229D/95/171	The Wild Part Cheney Street Eastcote	Demolition of Single Detached Dwelling and Out-Buildings (Application for Conservation Area Consent)

In accordance with the provisions of Standing Orders, a representative of petitioners objecting to the above two applications addressed the meeting.

49450A/94/1680	37 Eastcote Road Ruislip	Erection of a Two Storey Rear Extension and Alteration to Single Storey Roof (Retrospective Application)
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7. OTHER DECISIONS

Decisions on the following items as indicated in each case.

APPLICATION OF SHOPPING POLICY WITH PARTICULAR REGARD TO CHANGES OF USE TO A3 (FOOD AND DRINK).

RESOLVED - That the report be noted.

47046E/94/1078	Land at Buildings 1-15 Victoria Road Ruislip	Reserved Matters (Details of Access, Siting, Design and Appearance) in Compliance with Condition 1 of Secretary of State's Appeal Decision Ref: APP/R5510/A/93/226535 Dated 25.5.94; Erection of 6,967 sq m Non-Food Retail Warehousing and Garden Centre (Outline Application)
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RESOLVED - (A) That the Council enter into a legal agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 and Sections 38, 142 and 278 of the Highways Act 1980 (as amended) and other appropriate powers in order to secure

- (i) The relevant road works required by the Area Engineer.
- (ii) Provision of joint access serving the neighbouring occupier, Percy Bilton PLC, along with the dedication and adoption of the said access, and the creation of a roundabout on Victoria Road.

- (iii) Licence to maintain highway land including service road to be planted over as part of improvements to Victoria Road.

(B) That the Head of Planning Services be given delegated powers to determine the application in its amended form including a roundabout on Victoria Road after the legal agreement has been concluded.

Informative

You are advised this consent does not convey approval for matters of landscaping. The proposed planting plan 193/19.B received 22.3.95 will form a further application in respect of the outstanding reserved matter.

(Councillor Corthorne declared an interest in this item and left the meeting during its consideration.)

41241E/94/442	233 Joel Street Eastcote	Erection of Two Storey Side and Single Storey Rear Extensions and New Vehicular Crossover to Existing on Joel Street
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RESOLVED - That the application be deferred to enable the officer to negotiate with the applicant and BT on the relocation of the telephone box.

TREE PRESERVATION ORDER 555 : LAND ADJACENT TO CUCKOO HILL AND TO THE EAST OF FORMER GOVERNMENT BUILDINGS, TOLCARNE DRIVE, PINNER

RESOLVED - That Tree Preservation Order 555 be confirmed without modification.

114 HILLIARD ROAD

The Sub-Committee received a report stating that the Council's Monitoring Officer had investigated allegations made by a Councillor at the meeting on 31 January 1995 suggesting that the planning application for 114 Hilliard Road had been dealt with improperly.

No evidence had been produced to substantiate the allegations.

RESOLVED - That the report be noted.

7969AL/94/1870	The Barn Hotel West End Road Ruislip	Reinstatement of Demolished Structures, Internal Alterations and Alterations to Fenestration and Existing Bar Roof to Provide First Floor
7969AM/94/1871	The Barn Hotel West End Road Ruislip	Demolition of Staff Rooms. Reinstatement of Demolished Structures, Internal Alterations and Alterations to Fenestration and Existing Bar Roof to Provide First Floor (Application for Listed Building Consent)

1. That the Council enter an agreement with the applicants under Section 106 of the Town and Country Planning Act 1990 (as amended) and other appropriate powers to secure demolition of the staff rooms between the Oak Room and Sherley's Farmhouse as shown on drawing No. 1262/01/02C.

2. That the planning application and application for Listed Building Consent be delegated for determination by the Head of Planning Services upon completion of the legal agreement and subject to the conditions detailed in the report.

6229B/94/1998	The Wild Part Cheney Street Eastcote	Erection of Three Detached Houses with Integral Double Garages (Involving Demolition of Existing House)
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This application was withdrawn.

36969AF/94/1827	Land Bounded by Kingsend West End Road and Wood Lane Ruislip	Amendments to Erection of 13 Unit Shopping Mall with Staff/Storage Accommodation and Extension to Waitrose Supermarket with Additional New Proposal to Erect Offices Above, Incorporating Additional Car Parking
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RESOLVED - That consideration of this application be deferred to enable the officers to negotiate with the applicant and the Metropolitan Police on improved security arrangements.

DEPARTMENT OF THE ENVIRONMENT APPEALS

RESOLVED - That the report be noted.

ENFORCEMENT ACTION PROGRESS REPORT

RESOLVED - That the report be noted.

The meeting closed at 9.50pm