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## Isleworth and Brentford Area Forum 12<sup>th</sup> November 2015

### PLANNING APPLICATIONS

#### Summary

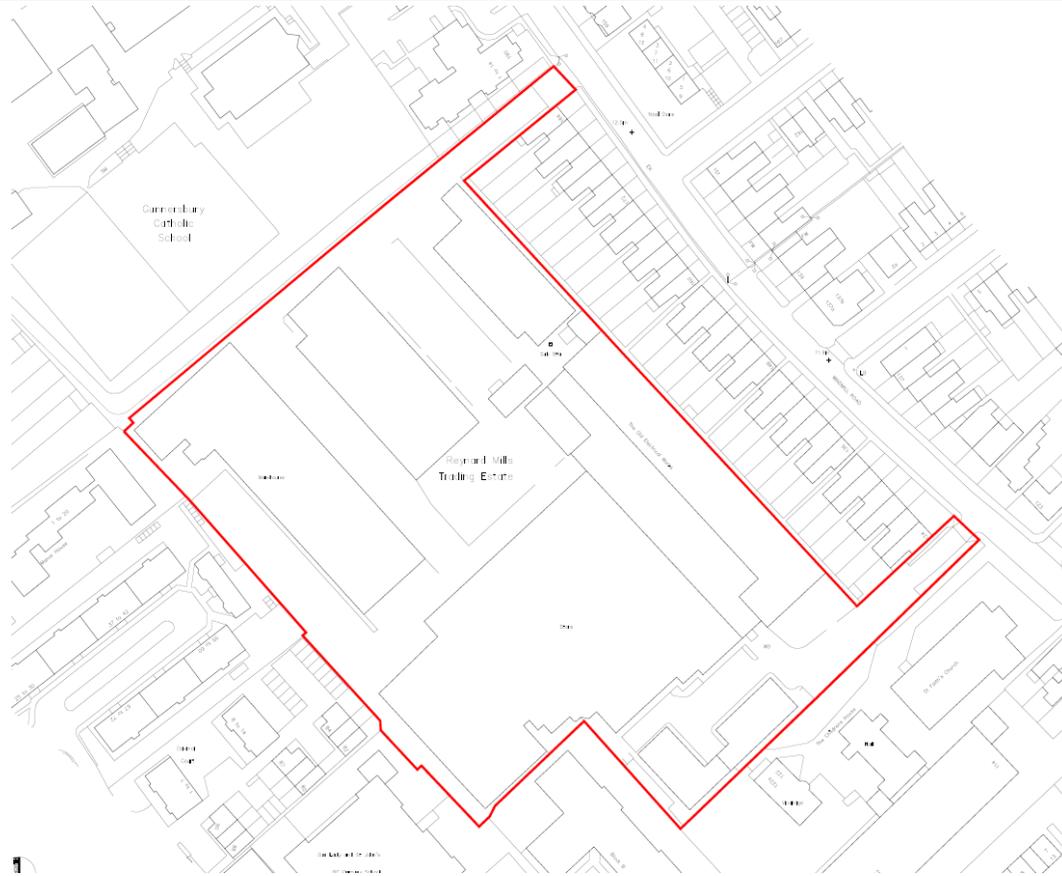
The purpose of this report is to

1. Advise of planning applications that members have asked be discussed in public at the Area Forum
2. That members determine whether the application outlined within this report should be
  1. determined by members at Planning Committee, or
  2. determined by officers under delegated authority
3. That members make relevant comments on the planning issues raised by the applications and that these issues be reported as part of the decision making process

#### 1.0 APPLICATIONS

- 1.1 Details of the following planning applications have been made public on the Council website and circulated to members and amenity groups as part of the council's Pending List, in accordance with the procedure agreed by members at Borough Council on 19 June 2012 for planning decision making.

	Reference	Address	Proposal	Reason for call in	Member
1.	01217/C/P44	Reynard Mills, Windmill Road, Brentford, London, TW8 9LY	Variation of Condition 2 (submitted plans) of planning permission 01217/C/P41 dated 23/12/2014 for Demolition of existing units and construction of 195 residential units, D1 non-residential institution unit, landscaping and associated infrastructure.  Amendments include alteration to the external facade of the proposed buildings, including alterations to the windows and doors, and internal alterations.	To discuss the application further	Councillor Collins



**Summary of objection received in relation to the proposed application:**

- Poor infrastructure is in place to support an additional 195 units within the local area.
- The existing school places and GP/ dentist surgeries are already oversubscribed and the proposed additional units would make the existing situation worse.
- The proposed development would cause major parking, congestion issues within the local area. This would also impact on the usability of Windmill Road.

**Officer comments**

The proposed amendments being made to the extant planning permission 01217/C/P41 are as follows:

- The application proposes to make internal changes within the units which would facilitate better usage of the floor area within the development.
- The main elevational changes involve the enlargement of window and door openings across all of the unit types comprising both increases and decreases in width and the insertion and removal of window openings.
- Finally the scheme proposes a slight increase to the bay window serving Unit 3 (Block A), improving the internal living environment of this unit.
- It should be noted that none of these changes would impact on the privacy of surrounding residential properties, reduce the quality of the living environment for future occupants. Furthermore, there is no change to the overall bulk, massing and height of the proposed development.

Officers are recommending approval for the proposed amendments to the extant permission (01217/C/P41) on the following grounds:

- The proposed changes would not harm the visual amenity of the development nor would these changes impact on the existing residential buildings surrounding the site. Furthermore, the residential amenity would not be harmed.
- The above objections have been noted and considered. It should be noted that all these comments were covered within the previous planning application, which were accepted by planning members as part of the 01217/C/P1 scheme and given that the proposed application does not make significant changes (as highlighted above), the proposed development would not give rise to the objections raised by local residents. Please refer to the appended committee report which has been attached to this agenda.
- The proposed application is subject to a deed of variation to the previously agreed Section 106 Agreement.

Details of these applications can be viewed at <http://www.hounslow.gov.uk/planning.htm> where comments can be lodged.

## **2.0 RECOMMENDATION**

2.1 That Members make comments on the planning issues raised by the application

## **3.0 EQUALITIES DUTIES IMPLICATION**

3.1 The Council has had due regard to its Equalities Duties and in particular with respect to its duties arising pursuant to the Equality Act 2010, section 149. Following a relevance test, it is considered that there will be no specific implications with regard to the Council's duty in respect of its equalities duties and that if approving or refusing this proposal the Council will be acting in compliance with its duties.

<b>Background Papers:</b>
The contents of the planning files referenced in Section 1 of this report, save for exempt or confidential information as defined in the Local Government Act 1972, Sch. 12A Parts 1 and 2 Borough Council Report 19 June 2012 <i>Review of Planning Decision Making Following the Implementation of the New Area Committee Structure</i>