



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 6 DECEMBER
2011

Time: 7.00 PM

Venue: COMMITTEE ROOM 5 -
CIVIC CENTRE, HIGH
STREET, UXBRIDGE UB8
1UW

**Meeting
Details:** Members of the Public and
Press are welcome to attend
this meeting

To Councillors on the Committee

Eddie Lavery (Chairman)
Allan Kauffman (Vice-Chairman)
David Allam
Jazz Dhillon
Michael Markham
Carol Melvin
John Morgan
David Payne

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Published: Monday, 28 November 2011

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INVESTOR IN PEOPLE

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A useful guide for those attending Planning Committee meetings

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Petitions and Councillors

Petitions - Those who have organised a petition of 20 or more borough residents can speak at a Planning Committee in support of or against an application. Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes.

Ward Councillors - There is a right for local councillors to speak at Planning Committees about applications in their Ward.

Committee Members - The planning committee is made up of the experienced Councillors who meet in public every three weeks to make decisions on applications.

How the Committee meeting works

The Planning Committees consider the most complex and controversial proposals for development or enforcement action.

Applications for smaller developments such as householder extensions are generally dealt with by the Council's planning officers under delegated powers.

An agenda is prepared for each meeting, which comprises reports on each application

Reports with petitions will normally be taken at the beginning of the meeting.

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;
3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant

followed by any Ward Councillors;

4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee debate the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

About the Committee's decision

The Committee must make its decisions by having regard to legislation, policies laid down by National Government, by the Greater London Authority - under 'The London Plan' and Hillingdon's own planning policies as contained in the 'Unitary Development Plan 1998' and supporting guidance. The Committee must also make its decision based on material planning considerations and case law and material presented to it at the meeting in the officer's report and any representations received.

Guidance on how Members of the Committee must conduct themselves when dealing with planning matters and when making their decisions is contained in the 'Planning Code of Conduct', which is part of the Council's Constitution.

When making their decision, the Committee cannot take into account issues which are not planning considerations such as the effect of a development upon the value of surrounding properties, nor the loss of a view (which in itself is not sufficient ground for refusal of permission), nor a subjective opinion relating to the design of the property. When making a decision to refuse an application, the Committee will be asked to provide detailed reasons for refusal based on material planning considerations.

If a decision is made to refuse an application, the applicant has the right of appeal against the decision. A Planning Inspector appointed by the Government will then consider the appeal. There is no third party right of appeal, although a third party can apply to the High Court for Judicial Review, which must be done within 3 months of the date of the decision.

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meeting on 25 October 2011
- 4 Matters that have been notified in advance or urgent
- 5 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

Reports - Part 1 - Members, Public and Press

Items are normally marked in the order that they will be considered, though the Chairman may vary this. Reports are split into 'major' and 'minor' applications. The name of the local ward area is also given in addition to the address of the premises or land concerned.

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	103, 105 and 107 Ducks Hill Road, Northwood - 64345/APP/2011/1945	Northwood	Erection of a pair of linked part 2 part, 3 storey blocks with accommodation in the roof space, to provide, 12 two-bedroom and 1 three-bedroom apartments, involving demolition of 103, 105 and 107 Ducks Hill Road (Outline application) Recommendation: That the application be approved subject to a Unilateral Undertaking or S106 Agreement.	21 - 60

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
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7	11 Hoylake Gardens, Ruislip - 66856/APP/2011/2263	Cavendish	<p>Conversion of existing dwelling into 2 x 2 bed self contained flats with associated amenity space and parking involving 2 storey side extension, single storey rear extension and conversion of roof space into habitable use to include roof dormer and demolition of existing attached garage to side</p> <p>Recommendation: Approval</p>	61 - 78
8	Little Hammonds, Breakspear Road North, Harefield - 35910/APP/2011/718	Harefield	<p>Change of use of site from Class C3 (Dwelling House) to mixed use Classes C3 (Dwelling house) and D1 (Non-Residential Institutions), involving the erection of a single storey building to rear for the D1 use as a meeting room with associated parking. Single storey side extension to the existing dwelling house (involving demolition of part of existing garage), new access road involving demolition of existing single storey side extension and the installation of 2 vehicular crossovers, new wall to front boundary and new fence to side.</p> <p>Recommendation: Refusal</p>	79 - 94
9	1 Harvil Road, Harefield - 13701/APP/2011/2334	Harefield	<p>Variation of conditions 1 and 2 of planning permission ref. 13701/APP/2004/193 dated 30-04-2004 to allow the private care hire/chauffer business to operate 24 hours a day (retention of part of shop as private car hire/chauffeur business)</p> <p>Recommendation: Refusal</p>	95 - 102

10	13 Swakeleys Road, Ickenham - 19121/APP/2011/2066	Ickenham	Change of use from Class A2 (Financial and Professional Services) and Class B1 (Business) to Class C3 (Dwelling Houses) to include 3 x 1-bed, 1 x bedsit and 1 x 2-bed self-contained flats involving conversion of roof space of rear building with a dormer to front and alterations to elevations of front building Recommendation: Refusal	103 - 118
11	Land to the rear of 51 and 53 Pembroke Road, Ruislip - 66982/APP/2011/2221		Erection of 2 five-bedroom, two storey detached dwellings with habitable roofspace, associated parking and amenity space Recommendation: Refusal	119 - 132
12	5 Poplar Close, Ruislip - 61775/APP/2011/1204	West Ruislip	Single storey side/rear extension. Recommendation: Refusal	133 - 140

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
13	168 Whitby Road, Ruislip - 38420/APP/2011/2410	Cavendish	Single storey side extension to existing property Recommendation: Approval	141 - 148
14	43 The Chase, Ickenham - 67155/APP/2011/1564	Ickenham	Single storey rear extension with habitable roofspace to include a gable end window and 1 side roof light, involving demolition of existing lean-to extension to rear. Recommendation: Refusal	149 - 158
15	Any Items Transferred from Part 1			

Plans for North Planning Committee

16 Addendum Sheet - 6th December 2011