



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY, 26 APRIL 2012

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 (Labour Lead)
Jazz Dhillon
Michael Markham
Carol Melvin
John Morgan
David Payne

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Useful information

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A useful guide for those attending Planning Committee meetings

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Petitions and Councillors

Petitions -Petitions- When a petition of 20 signatures or more of residents that live, work or study in the borough is received they can speak at a Planning Committee in support of or against an application for up to 5 minutes. Where multiple petitions are received against (or in support of) the same planning application, the Chairman of the Planning Committee has the discretion to amend speaking rights so that there is not a duplication of presentations to the meeting. In such circumstances, it will not be an automatic right that each representative of a petition will get 5 minutes to speak. However, the Chairman may agree a maximum of 10 minutes if one representative is selected to speak on behalf of multiple petitions.

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 previous meeting - to follow
- 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.

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	120 Breakspear Road South, Ickenham 13019/APP/2011/3019	Ickenham	Alterations to dormer windows (Retrospective). Recommendation: Refusal	1 - 6
7	Land R/O St Mathews Church, Forge Lane, Northwood 62125/APP/2012/281	Northwood	3 x two storey, 2-bed, terraced dwellings with habitable roofspace to include associated parking and amenity space involving the demolition of existing garage lock up. Recommendation: Refusal	7 - 22

8	19 Grove Road, Northwood 27846/APP/2012/226	Northwood	Part two storey, part single storey rear extension incorporating a basement level, single storey side/front extension, front porch, conversion of roofspace for habitable use with 2 rear, 2 side, and 3 front rooflights and 3 skylights involving alterations to existing elevations and patio, stairwell and lightwell to the rear. Recommendation: Approval	23 - 38
9	R/O 64-66 Hallowell Road, Northwood 2200/APP/2011/2927	Northwood	Change of use of the existing ancillary outbuilding to 4 x 1-bed residential care units, to include alterations to elevation. Recommendation: Approval	39 - 56
10	5 Poplars Close, Ruislip 61775/APP/2011/1204	West Ruislip	Single storey side/rear extension. Deferred from North Committee 21 Feb 2012 Recommendation: Approval	57 - 66

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
11	214 Whitby Road, Ruislip 35710/APP/2012/171	Cavendish	Change of use of ground floor from retail (Use Class A1) to dental surgery (Use Class D1) Recommendation: Approval	67 - 76

12	The Swan PH, Breakspear Road North, Harefield 18239/APP/2012/242	Harefield	Two storey detached building to contain 6, two-bedroom, self contained flats with associated parking and amenity space and alterations to existing vehicle crossover to front, (involving demolition of existing building). (Resubmission). Recommendation: Approval subject to S 106 / unilateral undertaking	77 - 110
13	The Swan PH, Breakspear Road North, Harefield 18239/APP/2012/244	Harefield	Demolition of existing two-storey detached building (Application for Conservation Area Consent) (Resubmission). Recommendation: Approval	111 - 114

Other

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14	S 106 Quarterly Monitoring Report to 31 December 2011			115 - 126