



HILLINGDON
LONDON



Central & South Planning Committee

Date: TUESDAY, 22 MAY 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

Councillors on the Committee

John Hensley (Chairman)
Judith Cooper (Vice-Chairman)
Wayne Bridges
Janet Duncan, Labour Lead
Neil Fyfe
Dominic Gilham
Robin Sansarpuri
Brian Stead

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<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=123&Year=2012>

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Useful information

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Please enter from the Council's main reception where you will be directed to the Committee Room. An Induction Loop System is available for use in the various meeting rooms. Please contact us for further 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.

If an application with a petition is deferred and a petitioner has addressed the meeting a new valid petition will be required to enable a representative to speak at a subsequent meeting on this item.

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
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part I will be considered in Public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and the 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 with a Petition

	Address	Ward	Description & Recommendation	Page
6	Hayes Swimming Pool, Botwell Lane, Hayes 1942/APP/2010/31	Botwell	Redevelopment of site to provide 72 residential units with associated access, amenity space, landscaping and car parking, including demolition of existing swimming pool (Outline application with details of access, layout and scale only) Recommendation : Deed of Variation to S106 Agreement agreed at Committee on 12th October 2010 and 2nd November 2010.	9 - 156
7	7 Nestles Avenue, Hayes 49059/APP/2011/2790	Botwell	Part retrospective change of use from Class B8 (Storage and Distribution) to use as a higher educational college. (<i>Deferred from Central & South Committee 06/03/2012.</i>) Recommendation : Approval	157 - 182

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	Snowbase, Eastern Perimeter Road, Heathrow Airport 45151/APP/2012/664	Heathrow Villages	Expansion of snow base to provide additional covered storage and parking for snow vehicles, a welfare and maintenance building and diesel and de-icer storage (Consultation Under Part 18 of the Town and Country Planning (General Permitted Development) Order 1995). Recommendation : No Objection raised.	183 - 194
9	Former NATS Headquarters Site, Porters Way, West Drayton 5107/APP/2012/129	West Drayton	Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for Phase 1, third application (10 dwellings to north of site) of planning permission ref: 5107/APP/2009/2348 dated 01/10/2010: Proposed mixed-use redevelopment comprising: 773 dwellings; Class D1 Primary Healthcare facility including room for joint community use; Class C2 Nursing Home (up to 3630sqm gea); Classes A1-A3 Shop units to complement Mulberry Parade (up to 185sqm gea, depending on size of Primary Healthcare facility); Class B1 Business units including site management office (up to 185sqm gea); Energy Centre (up to 220sqm gea) with combined heat and power unit; foul water pumping station; associated access roads from Porters Way (and excluding all access including pedestrian and bicycle access from Rutters Close); 1085 car parking spaces; cycle parking; public open space areas; cycleways and footpaths; and landscaping works. Recommendation : Approval	195 - 208

	Address	Ward	Description & Recommendation	Page
10	Former NATS Headquarters Site, Porters Way, West Drayton 5107/APP/2012/533	West Drayton	Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for Phase 2, fifth (final phase 2) application ('Block E' comprising 88 residential units) of planning permission ref: 5107/APP/2009/2348 dated 01/10/2010: Proposed mixed-use redevelopment comprising: 773 dwellings; Class D1 Primary Healthcare facility including room for joint community use; Class C2 Nursing Home (up to 3630sqm gea); Classes A1-A3 Shop units to complement Mulberry Parade (up to 185sqm gea, depending on size of Primary Healthcare facility); Class B1 Business units including site management office (up to 185sqm gea); Energy Centre (up to 220sqm gea) with combined heat and power unit; foul water pumping station; associated access roads from Porters Way (and excluding all access including pedestrian and bicycle access from Rutters Close); 1085 car parking spaces; cycle parking; public open space areas; cycleways and footpaths; and landscaping works. Recommendation : Approval	209 - 224
11	70 Station Road, West Drayton 2954/APP/2011/2723	West Drayton	Demolition of existing buildings and erection of a residential building to accommodate 44 flats with associated landscaping and basement car park. Recommendation : Approval subject to a S106 Agreement.	225 - 252

Non Major Application with a Petition

	Address	Ward	Description & Recommendation	Page
12	Tesco Store, Glencoe Road, Hayes 36999/APP/2012/372	Yeading	Single storey detached building for use as a dry cleaning pod. Recommendation : Approval	253 - 262
13	Reliance Service Station, Harlington Road, Hillingdon 10605/APP/2011/2696	Yiewsley	Variation of condition 3 of planning permission ref. 10605/APP/2005/3028 dated 21/12/2005 (Part change of use from selling and displaying motor vehicles, servicing and repairing motor vehicles to a mixed use for selling and display of motors vehicles, servicing and repairing motor vehicles and car valeting) to allow for change of opening hours to 8am-8pm on Mon-Fri, 10am-8pm on Saturday and 10am-6pm on Sunday. Recommendation : Refusal	263 - 270

Non Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
14	Brunel University, Kingston Lane, Hillingdon 532/APP/2012/607	Brunel	Variation of condition 7 of planning permission ref. 532/APP/2001/1858 to allow a temporary change of opening times to include bank holidays and extend opening hours to 11pm Monday to Sunday for the period 4th June to 5th June 2012 and 20th July to 11th August 2012 (Provision of replacement sports pitches (including new synthetic playing surfaces, erection of floodlighting, boundary fences and storage building, together with associated parking and access improvements (site 3) Recommendation : Approval	271 - 278

	Address	Ward	Description & Recommendation	Page
15	Land Fronting Eastern Gateway Building, Kingston Lane, Hillingdon 532/ADV/2012/23	Brunel	Installation of 4 x flag and banner poles. Recommendation : Approval	279 - 284
16	Bishopshalt School, Royal Lane, Hillingdon 4277/APP/2012/534	Brunel	Installation of Cycle Shelter. Recommendation : Approval	285 - 292
17	24 Sutton Court Road, Hillingdon 38271/APP/2012/255	Hillingdon East	Change of use from Use Class A1 (Shops) to Sui Generis to be used as a Tattoo Parlour (Retrospective Application) Recommendation : Approval	293 - 302
18	Premier Travel Inn, Shepiston Lane, Hayes 46138/APP/2011/2360	Heathrow Villages	Alterations to existing car park to provide an additional 33 x car parking spaces and 2 x coach parking spaces. (<i>Deferred from Central & South Committee 14/02/2012</i>) Recommendation : Approval	303 - 316
19	166 Pasadena Close, Hayes 64012/APP/2011/1623	Townfield	Change of use from Class B8 (Storage and Distribution) to Sui Generis for use as waste handling site (Resubmission). Recommendation : Refusal	317 - 332
20	21 Elthorne Road, Uxbridge 68031/APP/2011/2745	Uxbridge South	Part two storey, part single storey rear extension involving demolition of detached garage to side. Recommendation : Approval	333 - 350
21	7 High Street, Uxbridge 26196/APP/2011/2763	Uxbridge South	Change of use from Class A1 (Shops) to Class A3 (Restaurants and Cafes) (Retrospective) (Resubmission) Recommendation : Approval	351 - 366

	Address	Ward	Description & Recommendation	Page
22	Tesco Store, Glencoe Road, Hayes 36999/ADV/2012/11	Yeading	Installation of 3 internally illuminated fascia signs and 3 non-illuminated fascia signs. Recommendation : Approval	367 - 374
23	3 Ashley Court, High Street, Yiewsley 32108/APP/2011/2685	Yiewsley	Change of use from Use Class A1 (Shops) to Use Class C3 (Dwellings) to form 1 x 2-bed and 1 x 1-bed self-contained flats with associated parking. Recommendation : Approval	375 - 392

PART II - MEMBERS ONLY

The reports listed below are not made public because they contain confidential or exempt information under paragraph 6 of Part 1 of Schedule 12 A to the Local Government (Access to Information) Act 1985 as amended.

24	Enforcement Report	Pages 393 - 402
25	Enforcement Report	Pages 403 - 414
26	Enforcement Report	Pages 415 - 422
27	Enforcement Report	Pages 423 - 432
28	Enforcement Report	Pages 433 - 444
29	Enforcement Report	Pages 445 – 452

Any Items transferred from Part 1

Any Other Business in Part 2

Plans for Central and South Planning Committee

Pages 453 – 598