



HILLINGDON
LONDON



Central & South Planning Committee

Date: TUESDAY, 14 AUGUST
2012

Time: 7.00 PM

Venue: COMMITTEE ROOM 6
CIVIC CENTRE,
HIGH STREET,
UXBRIDGE
UB8 1UW

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

**This agenda and associated
reports can be made available
in other languages, in Braille,
large print or on audio tape on
request. Please contact us for
further information.**

Councillors on the Committee

John Hensley (Chairman)
Judith Cooper (Vice-Chairman)
Wayne Bridges
Janet Duncan
Neil Fyfe
Dominic Gilham
Mo Khursheed - Labour Lad
Brian Stead

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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 Matters that have been notified in advance or urgent
- 4 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
5	Hermitage School Nursery & Lancaster Centre, Lancaster Road Uxbridge 68164/APP/2011/2711	Uxbridge North	Alterations and conversion of the existing Lancaster Centre building into 8 self-contained flats. Demolition of the existing Hermitage Nursery Building and construction of a two storey (with accommodation in roof) block of 12 flats with associated car parking, soft and hard landscaping (20 residential flats in total). (AMENDED PLANS RECEIVED) Recommendation : Approval subject to a S106 agreement	1 - 22

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	Golden Cross Public House, Botwell Lane, Hayes 4607/APP/2012/826	Botwell	Erection of a 50 bedroom hotel use with an ancillary bar/restaurant with basement parking, alterations to existing access and landscaping (involving demolition of existing public house function hall) (extension of time for implementation of planning permission ref. 4607/APP/2008/1615 dated 22/07/2009). Recommendation : Approval subject to a S106 agreement	23 - 52
7	Unit 1, Argent Centre, Pump Lane, Hayes 36616/APP/2012/570	Townfield	Comprehensive redevelopment of the site to provide a part 11, part 9, part 5 and part 4 storey building comprising 123 residential units, flexible business floorspace, 95 car parking spaces, hard and soft landscaping and revised access arrangements. Recommendation : Approval	53 - 62
8	Airlink House 18-22 Pump Lane Hayes 5505/APP/2011/3064	Townfield	Variation of Condition 1 of planning permission Ref: 36616/APP/2002/2206 dated 22/01/2003 (Variation of condition 7 (to allow sale of a wider range of bulky goods) of planning permission ref: 2625/AH/85/86 D) to allow a wider range of retail goods to be sold. Recommendation : Deed of Variation	63 - 84

Non Major Application with a Petition

	Address	Ward	Description & Recommendation	Page
9	121 Moorfield Road, Cowley Uxbridge 11498/APP/2012/953	Brunel	Change of use from Use Class A1 (Shops) to Use Class A5 (Hot Food Takeaway) to include installation of extractor outlet to rear. Recommendation : Approval	85 - 98

Non Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
10	20a Keats Way, West Drayton 53368/APP/2011/2384	Heathrow Villages	Two storey, 3-bed attached dwelling with associated parking and amenity space (Retrospective). Recommendation : Refusal	99 - 110
11	Holiday Inn, Sipson Road, West Drayton 6843/APP/2012/1479	Heathrow Villages	Installation of boiler flue through side wall of single storey boiler room. Recommendation : Approval	111 - 122
12	The Kings Arms Public House, 109 Coldharbour Lane Hayes 10954/APP/2011/1997	Townfield	Erection of part 2, part 3, part 4 storey building comprising basement parking, mixed use at ground level (430 square metres of non-food retail space and 4 residential units) and a further 17 residential units above ground level (21 residential dwellings total), as well as associated landscaping and refuse storage areas. Recommendation : Approval subject to a S106 agreement	123 - 148

	Address	Ward	Description & Recommendation	Page
13	212 Coldharbour Lane, Hayes 53690/APP/2012/848	Townfield	Erection of 4 x three bedroom dwellings with associated parking and amenity space, involving installation of vehicular crossover and demolition of existing dwelling (Revisions to approved planning permission reference 53690/APP/2011/236 dated 21/09/2011 to permit raising of roof height and other alterations) Recommendation : Approval	149 - 168

Any Items transferred from Part 1

Any Other Business in Part 2

Plans for Central and South Planning Committee - To follow