



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 26 JUNE 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
Carol Melvin
John Morgan
David Payne
Raymond Graham

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<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=116&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 meeting held on 17 May 2012
- 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	Land Forming Part of 12 Gladsdale Drive, Eastcote - 65761/APP/2012/549	Eastcote & East Ruislip	Erection of a single storey, detached, two-bedroom dwelling with associated amenity space and parking. Recommendation: Approval	11 - 28
7	Rear of 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. Deferred from North Committee 26/04/2012 Recommendation: Approval	29 - 46

8	Land Forming Part of Oakhurst, Northgate, Northwood - 67012/APP/2011/2712	Northwood	Erection of two storey 5 bedroom, detached dwelling with basement to include associated amenity space, parking and the installation of a vehicular crossover. Recommendation: An appeal against non-determination has been submitted by the applicant (Appeal Ref: APP/R5510/A/12/2175907) as such the Council no longer has Authority to determine the application.	47 - 64
9	Land Adjacent to and Forming Part of 30 Harvey Road, Northolt - 67335/APP/2011/1968	South Ruislip	2 x two storey, 2-bed semi detached dwellings with associated parking and amenity space. Recommendation: That delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission.	65 - 82
10	54 St Margarets Road, Ruislip - 42371/APP/2012/645	West Ruislip	Raising of roof to allow for conversion of bungalow to two storey dwelling with habitable roofspace to include 4 side rooflights and completion of single storey rear extension. Recommendation: Refusal	83 - 92

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
11	80 Bridle Road, Eastcote - 68430/APP/2012/674	Eastcote & East Ruislip	Two storey rear extension, single storey front extension, conversion of basement to habitable space and raising of roof to allow for conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and 6 side rooflights. Recommendation: Approval	93 - 104

12	Vyners School, Warren Road, Ickenham - 4514/APP/2012/949	Ickenham	Application for additional first floor accommodation on the existing single storey changing room block and a two storey entrance/stair core. Recommendation: Approval	105 - 122
13	Ruislip Golf Centre, Ickenham Road, Ruislip - 10737/ADV/2012/26	West Ruislip	Installation of 1 x internally illuminated totem sign, 4 x externally illuminated fascia sign, 1 x internally illuminated fascia sign and 2 x other signs. Recommendation: Approval	123 - 128

Part 2 - Members Only

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

14	Any Items Transferred from Part 1
15	Any Other Business in Part 2