



HILLINGDON
LONDON



Central & South Planning Committee

To Councillors on the Committee

John Hensley (Chairman)
Judith Cooper (Vice-Chairman)
David Allam
Michael Bull
Paul Buttivant
Janet Duncan
Patricia Jackson

Date: TUESDAY, 5 JANUARY
2010

Time: 7.00 PM

Venue: CIVIC CENTRE,
HIGH STREET,
UXBRIDGE,
MIDDLESEX
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.**

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This Agenda is available online at:
<http://lbh-modgov:9071/ieListMeetings.aspx?CId=123&Year=2009>

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INVESTOR IN PEOPLE

Useful information

Bus routes 427, U1, U3, U4 and U7 all stop at the Civic Centre. Uxbridge underground station, with the Piccadilly and Metropolitan lines, is a short walk away. Limited parking is available at the Civic Centre. For details on availability and how to book a parking space, please contact Democratic Services

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.

Please switch off any mobile telephones and BlackBerries™ before the meeting. Any recording of the meeting is not allowed, either using electronic, mobile or visual devices.

If there is a FIRE in the building the alarm will sound continuously. If there is a BOMB ALERT the alarm sounds intermittently. Please make your way to the nearest FIRE EXIT.



A useful guide for those attending Planning Committee meetings

Security and Safety information

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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.

Representatives of Conservation Area Advisory Panels are also members of the Committees and they advise on applications in their conservation area. They do not vote at Committee meetings

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

- 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 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 without a Petition

	Address	Ward	Description & Recommendation	Page
6	Land to the North of Terminal 3, Central Terminal Area, Heathrow Airport 66456/APP/2009/2350	Heathrow Villages;	Erection of a transfer baggage building (Consultation under Schedule 2, Part 18 of the Town and Country Planning (General Permitted Development Order 1995). Recommendation : delegate Decision to object/not object depending on whether an objection/ no objection was received from NATS.	1 - 12
7	Terminal 2, Queens Building, P/O Terminal 1, CTA and P5 Car Park, Heathrow Airport, Hounslow 62360/APP/2009/22323	Heathrow Villages;	Variation of condition 27 (Building dimensions) of planning permission ref.62360/APP/2006/2942 dated 02/07/2007: Development of a replacement passenger terminal building in the Central Terminal Area Recommendation : Approval, subject to a S106 agreement.	13 - 46

8	<p>Unit E, Prologis Park, Stockley Road, West Drayton</p> <p>18399/APP/2009/2119</p>	Pinkwell;	<p>Reserved matters (details of siting, design, external appearance and landscaping) of Unit E (employment component) in compliance with condition 3 of planning permission ref.18399/APP/ 2005/3415 dated 02/03/2006 for variation of conditions 2, 3, 7, 8, 10, 11, 13, 20, 21, 22, 26, 29 and 30 (to allow separate phased submissions of details relating to residential and employment components of the development) of outline planning permission ref.18399/APP/2004/2284 dated 19/08/2005 for redevelopment of the site for a mixed-use development comprising Classes B1(a) and (c), B2 and B8 employment uses and Class C3 residential use up to a maximum of 101 units with associated access, parking and landscaping</p> <p>Recommendation : Approval</p>	47 - 68
9	<p>Building 63 Phase 500, Riverside Way, Uxbridge</p> <p>56862/APP/2009/2247</p>	Uxbridge South;	<p>Redevelopment of the site to provide up to 7,200 sq m of light industrial (Class B1c) and/or general industrial (Class B2) and/or storage and distribution (Class B8) floorspace, including ancillary office floorspace together with associated car parking and landscaping (Outline Application)</p> <p>Recommendation : Approval subject to a S106 agreement.</p>	69 - 102
10	<p>21 High Street, Yiewsley</p> <p>26628/APP/2009/2284</p>	Yiewsley;	<p>Redevelopment of site for mixed use development comprising a 44-unit apartment hotel, 1,320 m² of office space and 135 m² restaurant/bar, with associated access, car parking and landscaping (Outline application for approval of access)</p> <p>Recommendation : Approval, subject to a S106 agreement.</p>	103 - 154

Non Major Application with a Petition

	Address	Ward	Description & Recommendation	Page
11	1, 4, 5 & 6 School Approach, Fredora Avenue, Hayes 63421/APP/2009/1411	Charville;	Single storey one-bedroom detached dwelling with habitable roofspace, involving demolition of existing 3 garage units Recommendation : Refusal	155 - 168
12	19 Silverdale Gardens, Hayes 63644/APP/2009/2071	Townfield;	Single storey detached outbuilding to rear for use as playroom (Retrospective application) Recommendation : Refusal	169 - 174

Non Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
13	8th Hayes Scout Group, Derwent Drive, Hayes 8143/APP/2009/2250	Charville;	Erection of a single storey side extension and alterations to existing windows Recommendation : Approval	175 - 186
14	B.T. Skyport Telephone Exchange, Newall Road, Heathrow Airport 15665/APP/2009/2485	Heathrow Villages;	Installation of three Omni pole mounted antennas, one GPS antenna, two 0.3m dish antennas, one equipment cabin, one metre cabinet and associated feeder cables Recommendation : Approval	187 - 198
15	145 Station Road, West Drayton 21936/APP/2009/203	West Drayton;	Change of use from a dog grooming centre (Sui Generis) to Class D1 (Non-residential Institutions) for use as Physiotherapy Unit and installation of ramp to front entrance Recommendation : Approval	199 - 212

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.

16 Enforcement Report

17 Enforcement Report

18 Enforcement Report

19 Enforcement Report

Any Items transferred from Part 1

Any Other Business in Part 2

Plans for Central and South Planning Committee