



HILLINGDON  
LONDON



## Central & South Planning Committee

**Date:** THURSDAY, 18 FEBRUARY 2010

**Time:** 7.00 PM

**Venue:** COMMITTEE ROOM 5  
CIVIC CENTRE,  
HIGH STREET,  
UXBRIDGE,  
MIDDLESEX  
UB8 1UW

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

### To Councillors on the Committee

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

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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.

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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

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- 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 26 January 2010
- 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	Car Park rear of 1-16 Sydney Court, Perth Avenue, Hayes	Yeading;	Erection of 12 flats (8 two-bedroom, 4-person flats, 3 two-bedroom 3-person flats and 1 one-bedroom 2-person wheelchair accessible flat), in a single block with 12 associated car parking spaces; demolition of existing garages adjacent to Melbourne House and number 83 Perth Avenue; and provision of 3 open car parking areas.  <b>Recommendation : Approval subject to a Section 106 agreement.</b>	13 - 42
7	505-509 ( including 89-91 Grange Road) Uxbridge Road, Hayes - 9912/APP/2009/1907	Townfield;	Redevelopment of site to provide 45 residential units with associated access, amenity space, landscaping and car parking  <b>Recommendation : Approval subject to a Section 106 agreement.</b>	43 - 80

8	505-509 ( including 89-91 Grange Road) Uxbridge Road, Hayes - 9912/APP/2009/1908	Townfield;	Demolition of former workshop and garage buildings (Nos.505-509 Uxbridge Road) and demolition of a pair of semi-detached dwellings (Nos.89-91 Grange Road) (Application for Conservation Area Consent)  <b>Recommendation : Approval</b>	81 - 86
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### Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	Rosedale College, Wood End Green Road, Haye - 16034/APP/2009/2611	Botwell;	Outline planning application (all matters reserved) for the redevelopment of the site to provide an 'all through school', comprising a children's centre (30 places), nursery (45 places), 3 form of entry primary school (630 places), and 6 form of entry high school (900 places) with an additional 259 sixth form places. The new school would have a maximum capacity of 1,864 students, a maximum gross internal floor area of 15,012m <sup>2</sup> and a maximum building height of three storeys. A maximum 131 parking spaces, 5 motor cycle spaces and 5 mini-bus spaces would be provided on the site with access off Wood End Green Road. The proposal would also include provision of a running track around the existing all-weather pitch together with 2 floodlit multi-use games areas.  <b>Recommendation : Approval subject to a Section 106 Agreement.</b>	87 - 128

10	452, 456, 460-470 (evens) and land rear of Bath Road, Longford - 65419/APP/2009/2715	Heathrow Villages;	<p>Erection of a part 3/4/5/6-storey 498-bedroom hotel with ancillary meeting rooms, bar and restaurant facilities, 179 parking spaces at grade and basement levels, creation of a new access from the A4 Colnbrook By-Pass, cycle parking and landscaping; erection of 6 two-storey three-bedroom houses with associated amenity space and car parking; and use of No.470 Bath Road for hotel related/residential purposes (including demolition of Nos.452 and 460-468 (even) Bath Road)</p> <p><b>Recommendation : Refusal</b></p>	129 - 172
11	Abbotsfield & Swakeleys School, Clifton Gardens, Hillingdon - 3505/APP/2009/2711	Hillingdon East;	<p>Redevelopment of the site (including demolition of existing buildings) to provide a new co-located school campus comprising a 2 form of entry primary school including 30 place nursery (total 450 pupils), two x 7 form of entry secondary schools (combined total 2,706 pupils), maximum gross internal floor area 27,274sqm, maximum height of 4 storeys and a maximum of 238 on-site car parking spaces, as well as associated landscaping, access works, playing fields with ancillary floodlighting (Outline application, all matters reserved).</p> <p><b>Recommendation : Approval subject to referral to Mayor for London and Secretary of State and subject to a Section 106 Agreement.</b></p>	173 - 224

## Non Major Application with a Petition

	Address	Ward	Description & Recommendation	Page
12	Land forming part of 43 Princes Park Lane, Hayes  66629/APP/2009/2539	Botwell;	1 two-bedroom semi-detached dwelling (Outline application for approval of access, appearance, layout and scale).  <b>Recommendation : Refusal</b>	225 - 238
13	350-352 Bath Road, Harmondsworth - 1767/APP/2009/2494	Heathrow Villages;	Change of use to Class A3 (Restaurants and Cafes) with ancillary takeaway use (Class A5) with associated parking and the erection of a extraction flue (involving demolition of part existing single storey rear extension).  <b>Recommendation : Approval</b>	239 - 254

## Non Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
14	Brookside Community Centre, Brookside Road, Yeading - 608/APP/2009/2564	Yeading;	Erection of a extension to main hall with pitched roof and 6 rooflights (involving demolition of existing office wing and water tower).  <b>Recommendation : Approval</b>	255 - 268
15	The Willow Tree PH, Jollys Lane, Hayes - 27337/APP/2009/2490	Yeading;	Change of use for parking of two commercial vehicles, temporary cabin for use as storage and retention of fencing, to include new trellis and landscaping.  <b>Recommendation : Refusal</b>	269 - 278

## **OTHER**

16 Enforcement Quarterly Report

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## **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.

17 Enforcement Quarterly Report

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**Any Items transferred from Part 1**

**Any Other Business in Part 2**

**Plans for Central and South Planning Committee** Page 495 - 618