



HILLINGDON
LONDON



Central & South Planning Committee

Date: TUESDAY, 9 MARCH 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 White
Paul Buttivant
Janet Duncan
Patricia Jackson

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

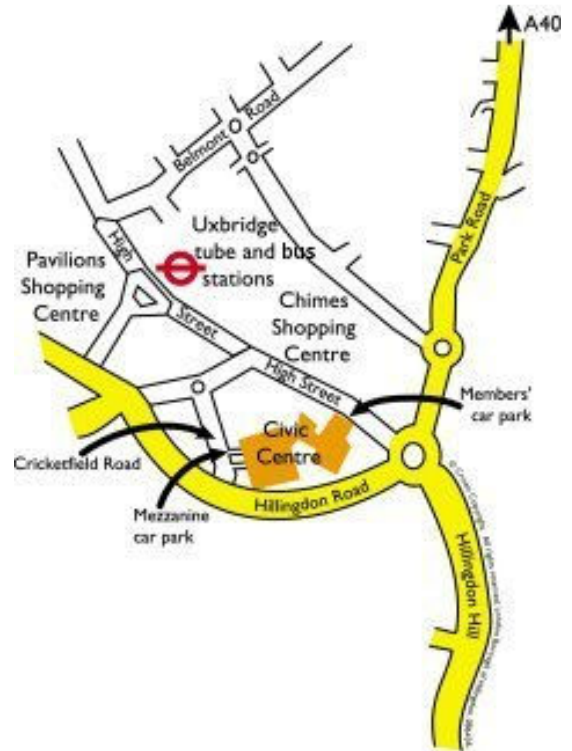
Useful information

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 meeting held on 18 February 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 – 65936/APP/2009/2629	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 Recommendation : Approval subject to a S106 agreement	13 – 44

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	1 & 1A Bath Road Harlington 35805/APP/2009/2433	Heathrow Villages;	Demolition of existing buildings and erection of a seven storey, 262-bedroom hotel, basement and surface car parking, bar/restaurant, meeting rooms and other associated works. Recommendation : Approval subject to a S106 agreement	45 - 94
8	Stockley Park Phase 3 Ironbridge Road West Drayton 37977/APP/2009/2079	Yiewsley;	Mixed use development comprising 25,000 sq.m office space (Class B1), 26,000 sq.m / 450-room hotel, including leisure facilities and energy centre (min 3 star) (Class C1), 18,135 sq.m data centre (Sui Generis), a single storey car parking building (Sui Generis) 3,500 sq.m mixed use building accommodating office (Class B1), non-residential institution including art exhibition space (Class D1), retail (Class A1), financial and professional services (Class A2), cafés and restaurants (Class A3) and associated car parking and landscaping (Outline application for full details for access) Recommendation : Approval subject to a Section 106 Agreement	95 - 150

9	Uxbridge College, Park Road, Uxbridge 1127/APP/2009/443	Uxbridge North;	Part refurbishment and part demolition of existing College buildings to provide a total of 25,062m ² Gross Internal Area (GIA) Class D1 (education) accommodation (of which 10,327m ² (GIA) comprises new build floorspace), associated sports facilities, ancillary accommodation, access, car parking, servicing and associated landscaping. Recommendation : Approval subject to a Section 106 Agreement.	151 - 192
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Non Major Application with a Petition

	Address	Ward	Description & Recommendation	Page
10	16 Clifton Gardens & 2 Brampton Road, Hillingdon 66251/APP/2009/1758	Hillingdon East;	Two storey building comprising 5 one-bedroom and 1 two-bedroom flats (Outline application for the approval of access, appearance, layout and scale) Recommendation : Refusal	193 - 206
11	86-90 High Street, Yiewsley 64714/APP/2009/778	Yiewsley;	Change of use of first and second floor from retail to residential forming 7 one-bedroom flats, and 1 studio flat, involving a second floor extension, roof terrace at third floor level, remodelling of existing elevations to include new balconies, alterations to form new entrance area at ground floor and associated parking to rear of land at 45, 47, and 47A Albert Road Recommendation : Approval	207 - 234

Non Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
12	Hillingdon & Uxbridge Cemetery, Hillingdon Hill, Hillingdon 4409/APP/2009/2268	Brunel;	Repair and Refurbishment of existing Chapel. Recommendation : Approval	235 - 244
13	Hillingdon & Uxbridge Cemetery, Hillingdon Hill, Hillingdon 64409/APP/2009/2269	Brunel;	Repair and Refurbishment of existing Chapel (Listed Building Consent). Recommendation : Approval	245 - 252
14	Bishopshalt School, Royal Lane, Hillingdon 4277/APP/2009/2776		Two storey temporary building to provide additional classrooms. Recommendation : Approval	253 - 264
15	44 Blossom Way, West Drayton 28321/APP/2009/1782	Heathrow Villages;	Erection of a single storey boiler enclosure to rear (Part Retrospective application). Recommendation : Approval	265 - 274
16	William Byrd Pool, Victoria Lane, Harlington 66699/APP/2010/72	Heathrow Villages;	Erection of single-storey modular extension. Recommendation : Approval	275 - 292
17	65 Belmont Road, Uxbridge 13326/APP/2009/1876	Uxbridge North;	Continued use of premises as Class D1 (Non- Residential Institutions) for use as an educational, training and rehabilitation centre. Recommendation : Approval	293 - 306

18	128 The Chimes Shopping Centre, High Street, Uxbridge 55479/APP/2010/149	Uxbridge North;	Variation of Condition 3 of planning permission ref. 55479/APP/2009/2008 (Change of use of part lower mall and cinema level floors from Class A1 (Shops) to a mixed A1/D1 (retail/non-residential institutions) and associated internal alterations) dated 24/12/2009, to allow undertenants and lawful occupiers authorised by Boots UK Limited to occupy the premises Recommendation : Approval	307 - 316
19	69 Rockingham Road, Uxbridge 15676/APP/2009/1628	Uxbridge South;	Change use from Class B1 (Business) to Class D1 (Non-Residential Institutions) and alterations to ground and first floor elevations Recommendation : Refusal	317 - 330
20	Yiewsley Grange, High Street, Yiewsley 866/APP/2009/2641	Uxbridge South;	Amendment (to allow for widening of entrance gates and increase in number of car parking spaces) to planning permission ref. 866/APP/2009/1884 dated 30/11/2009: Change of use from Class B1 (Business) to Class D1 (Non-Residential Institution) for use as a specialist educational day centre, including re-siting of existing garden sheds and new fencing to rear. Recommendation : Approval	331 - 350
21	Yiewsley Grange, High Street, Yiewsley 866/APP/2009/2642	Yiewsley;	Amendment (to allow for widening of entrance gates and increase in number of car parking spaces) to Listed Building Consent ref. 866/APP/2009/1885 dated 30/11/2009: Change of use from Class B1 (Business) to Class D1 (Non-Residential Institution) for use as a specialist educational day centre, including re-siting of existing garden sheds and new fencing to rear. Recommendation : Approval	351 - 360

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.

22 Enforcement Report Pages 361 - 366

23 Enforcement Report Pages 367 - 374

Any Items transferred from Part 1

Any Other Business in Part 2

Plans for Central and South Planning Committee - Pages 375 - 556