



HILLINGDON  
LONDON



# Central & South Planning Committee

**Date:** TUESDAY, 30 MARCH 2010

**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

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

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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

### 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 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.

### Non Major Application with a Petition

	Address	Ward	Description & Recommendation	Page
6	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  <b>Recommendation : Approval, subject to a Section 106 Agreement.</b>	1 - 32
7	7 Bosanquet Close Cowley  33492/APP/2009/2389	Brunel;	First floor rear extension and change of use from 6- bedroom student hostel to 7-bedroom student hostel (Part retrospective application)  <b>Recommendation : Refusal</b>	33 - 44

## Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
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)  <b>Recommendation : Approval, subject to a Section 106 Agreement and referral to Greater London Authority and Secretary of State.</b>	45 - 102

## Non Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
9	Hillingdon & Uxbridge Cemetery, Hillingdon Hill, Hillingdon  64409/APP/2009/2268	Brunel;	Repair and Refurbishment of existing Chapel.  <b>Recommendation : Approval</b>	103 - 112
10	Hillingdon & Uxbridge Cemetery, Hillingdon Hill, Hillingdon  64409/APP/2009/2269	Brunel;	Repair and Refurbishment of existing Chapel (Listed Building Consent).  <b>Recommendation : Approval</b>	113 - 120

11	Bishopshalt School, Royal Lane, Hillingdon  4277/APP/2009/2776	Brunel;	Two storey temporary building to provide additional classrooms.  <b>Recommendation : Approval</b>	121 - 132
12	44 Blossom Way, West Drayton  28321/APP/2009/1782	Heathrow Villages;	Erection of a single storey boiler enclosure to rear ( Part Retrospective application).  <b>Recommendation : Approval</b>	133 - 142
13	William Byrd Pool, Victoria Lane, Harlington  66699/APP/2010/72	Heathrow Villages;	Erection of single-storey modular extension.  <b>Recommendation : Approval</b>	143 - 160
14	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  <b>Recommendation : Approval</b>	161 - 174
15	128 The Chimes Shopping Centre, High Street, Uxbridge  55479/APP/2010/149	Uxbridge North;	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.  <b>Recommendation : Approval</b>	175 - 184
16	69 Rockingham Road, Uxbridge  15676/APP/2009/1628	Uxbridge South;	Change of use from Class B1 (Business) to Class D1 (Non-Residential Institutions) and alterations to ground and first floor elevations.  <b>Recommendation : Refusal</b>	185 - 198

17	Yiewsley Grange, High Street, Yiewsley  866/APP/2009/2641	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  <b>Recommendation : Approval</b>	199 - 218
18	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  <b>Recommendation : Approval</b>	219 - 228

### Major Applications without a Petition

19	Triscott House, Avondale Drive, Hayes  36261/APP/2010/215	Townfield;	Demolition of existing building, and replacement with a purpose designed and built 'Extra Care Accommodation' scheme, Comprising of 41 one-bed flats and 6 two-bed flats, with associated communal facilities, landscaping and parking.  <b>Recommendation : Approval</b>	229 - 256
20	Land East of Old Mill Lane and North Packet Boat Lane, Cowley  66756/APP/2010/198	Uxbridge South	Creation of new public park, construction of pedestrian footbridge and associated landscaping works.  <b>Recommendation : Approval</b>	257 - 282

## **Non Major Application without a Petition**

21	William Byrd Primary School, Victoria Lane, Harlington - 11327/APP/2010/130	Heathrow Villages;	Provision of single storey mobile double classroom unit.  <b>Recommendation : Approval</b>	283 - 298
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### **Any Items transferred from Part 1**

### **Any Other Business in Part 2**

### **Plans for Central and South Planning Committee**

Pages 299 - 424