



HILLINGDON
LONDON



Central & South Planning Committee

To Councillors on the Committee

John Hensley (Chairman)
Judith Cooper (Vice-Chairman)
Mike Bull
Paul Buttivant
Brian Stead
Janet Duncan
Peter Curling

Date: TUESDAY, 10 AUGUST
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

**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.**

Published: Monday, 2 August 2010

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This Agenda is available online at:
<http://lbh-modgov:9071/ieListMeetings.aspx?CId=123&Year=2010>

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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 meetings held on 29 June, 13 July & 20 July 2010
- 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 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	Hayes Social and Sports Club, The Pavilion, Church Road, Hayes 65797/APP/2010/1176	Townfield;	Demolition of existing Sports and Social Club and erection of 24 apartments and 8 maisonettes, with associated landscaping and parking Recommendation : Approval subject to a Section 106 Agreement.	37 - 82
7	Unit 6, Hayes Bridge Retail Park, Hayes 51652/APP/2010/1240	Townfield;	Section 73 application to amend Condition 10 of outline planning permission ref:1911/BJ/95/0895 dated 26/01/1996: Redevelopment of site to provide 9,290 sq. metres of Class A1 (non-food retail) floor space and 278 sq. metres of Class A3 (Food and Drink) floor space (involving demolition of existing record factory building) Recommendation : Refusal	83 - 94

Non Major Application with a Petition

	Address	Ward	Description & Recommendation	Page
8	43-47 & Rear of 35-43 Yeading Lane, Hayes 34799/APP/2009/2800	Barnhill;	2 three-bedroom two storey semi-detached dwellings and 3 three-bedroom two storey terraced dwellings with amenity and parking space, involving the demolition of outbuildings to rear of existing dwelling No.47 and rear extensions from No.43 and installation of new crossover Recommendation : Approval	95 - 118
9	Whitehall School, Cowley Road, Uxbridge 4341/APP/2010/781	Uxbridge South;	Variation of conditions 2 (development in accordance with approved plans) and 7 (tree survey) of planning permission ref: 4341/APP/2009/879 dated 15/02/10 (Single storey building for use as children's and adults centre, with associated parking, play area, new vehicular crossover and new pedestrian access from Whitehall Road), to relocate approved building and accessway from Whitehall Road, alter internal layout and external elevations of approved Children's Centre, relocate car parking space, refuse bin, cycle and pram storage, relocate play area to the north west of the building and remove one car parking space. Recommendation : Approval	119 - 132

Non Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
10	Enterprise House, Blyth Road, Hayes - 11623/APP/2010/1252	Botwell;	Removal of 4 existing antennas, installation of 5 replacement antennas and ancillary development. Recommendation : Approval	133 - 140

11	Enterprise House, Blyth Road, Hayes 1623/APP/2010/1575	Botwell;	Installation of 1 300mm diameter dish fixed to the roof of the water tower via a tripod support and development ancillary thereto. Recommendation : Refusal	141 - 150
12	Enterprise House, Blyth Road, Hayes - 11623/APP/2010/1576	Botwell;	Installation of 1 300mm diameter dish fixed to the roof of the water tower via a tripod support and development ancillary thereto (Application for Listed Building Consent). Recommendation : Refusal	151 - 156
13	ENTERPRISE HOUSE BLYTH ROAD HAYES, 11623/APP/2010/1580		Listed Building Consent is sought for the removal of four existing antennas and their replacement with five transmission antennas on the concrete water tank on the roof of the building (over 30m above ground level).	157 - 166
14	103 Haig Road, Hillingdon 66648/APP/2009/279 >	Brunel;	Erection of a part two storey, part single storey rear extension with 1 rooflight (involving demolition of existing attached shed) Recommendation : Approval	167 - 176
15	Third Floor, Cardinal Street, Newall Road, Heathrow 3574/APP/2010/1242	Heathrow Villages;	Change of use of third floor from Class B1 office to further education college (Class D1) and variation of planning permission ref: 30796/W/86/1382 to permit only 1,597m2 of remaining floorspace to be occupied without compliance with condition 2 of planning permission ref: 30796/81/119 dated 0903/198. Recommendation : Refusal	177 - 190
16	Control Post 18 , North West of Terminal 5, Heathrow Airport, Hounslow 67148/APP/2010/1636	Heathrow Villages;	Alterations to Control Post 18 including the provision of a canopy, a control booth and reversing the flow of one lane from outbound to inbound (Consultation	191 - 204

			<p>under Schedule 2, Part 18 of the Town and Country Planning (General Permitted Development) Order 1995)</p> <p>Recommendation : That no objections be raised</p>	
17	<p>Uxbridge College, Park Road, Uxbridge 1127/APP/2010/1074</p>	<p>Uxbridge North;</p>	<p>Erection of a temporary marquee linked to existing building and installation of temporary parking area (Part retrospective application).</p> <p>Recommendation : Approval</p>	<p>205 - 216</p>
18	<p>Sheraton House, 2 Rockingham Road, Uxbridge 51647/APP/2010/424</p>	<p>Uxbridge South;</p>	<p>Change of first and second floor use from Class A2 (offices) to Class C3 (residential) to include 2 one- bedroom and 4 two-bedroom self-contained flats with alterations to existing side to include new dormer window at second floor and window at first floor, 6 balconies to rear, access ramp to front and associated parking.</p> <p>Recommendation : Approval</p>	<p>217 - 244</p>

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.

19 Enforcement Report

20 Enforcement Report

21 Enforcement Report

Any Items transferred from Part 1

Any Other Business in Part 2

Plans for Central and South Planning Committee

Plans for Central and South Planning Committee

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