



HILLINGDON  
LONDON



# Central & South Planning Committee

**Date:** TUESDAY, 21 SEPTEMBER  
2010

**Time:** 7.00 PM

**Venue:** COMMITTEE ROOM 6 -  
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)  
Janet Duncan (Labour Lead)  
Mike Bull  
Paul Buttivant  
Peter Curling  
Brian Stead

**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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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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## 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 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	Eastern Apron, Central Terminal Area, Heathrow Airport, Hounslow - 64110/APP/2010/1567	Heathrow Villages;	Baggage Connectivity component of Eastern Apron Subsurface Works comprising T2A early bag store basement, T2A to T2B baggage tunnels, T2B northern and southern baggage basements and safeguarded baggage tunnel connections towards any future T2C (Consultation under Schedule 2, Part 18 of the Town and Country Planning (General Permitted Development) Order 1995)  <b>Recommendation: No Objection</b>	1 - 16

7	Eastern Apron, Central Terminal Area, Heathrow Airport, Hounslow - 64110/APP/2010/1569	Heathrow Villages;	<p>Passenger Connectivity component of Eastern Apron Subsurface Works comprising Vertical Passenger Movement Building (VPM) with link bridges to Terminal 2A and Terminal 1, subgrade passenger subway connection from T2A to T2B, Tracked Transit System (TTS) connecting T2A and T2B with safeguarded tunnels to T2C and additional Flight Connections Levels at T2B (Consultation under Schedule 2, Part 18 of the Town and Country Planning (General Permitted Development) Order 1995)</p> <p><b>Recommendation: No Objection</b></p>	17 - 32
8	Land adjoining T4 Baggage Facilities, Heathrow Airport, Hounslow - 24177/APP/2010/1530	Heathrow Villages;	<p>Erection of an additional Alternative Baggage Facility (ABF) adjoining Terminal 4's existing baggage facilities (Consultation under Schedule 2, Part 18 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended)</p> <p><b>Recommendation: Delegated Powers subject to no objections being received from NATS Safeguarding</b></p>	33 - 46
9	39 High Street, Yiewsley - 24485/APP/2010/1443	Yiewsley;	<p>Erection of a mixed-use development consisting of a single retail unit and a 46-bedroom care home together with pedestrian/vehicular access, car parking, landscaping, servicing and ancillary areas</p> <p><b>Recommendation: Approval subject to a S106 agreement</b></p>	47 - 84

10	<p>Former National Air Traffic Services (NATS) Headquarters, Porters Way, West Drayton</p> <p>5107/APP/2009/2348</p>	West Drayton;	<p><b>(Alteration to Condition 3 of planning approval)</b>  Proposed mixed-use redevelopment comprising: 773 dwellings comprising 12no. studios, 152no. 1- bedroom flats, 316no. 2-bedroom flats, 21no, 2 bedroom houses, 23no. 3- bedroom flats, 181no. 3-bedroom houses, 59no. 4- bedroom houses and 9no. 5-bedroom houses; Class D1 Primary Healthcare facility including room for joint community use (up to 1085sqm gea); Class C2 Nursing Home (up to 3630sqm gea); Classes A1-A3 Shop units to complement Mulberry Parade (up to 185sqm gea, depending on size of Primary Healthcare facility); Class B1 Business units including site management office (up to 185sqm gea); Energy Centre (up to 220sqm gea) with combined heat and power unit; foul water pumping station; associated access roads from Porters Way (and excluding all access including pedestrian and bicycle access from Rutters Close); 1085 car parking spaces; cycle parking; public open space areas; cycleways and footpaths; and landscaping works</p> <p><b>Recommendation: Approval of revised Condition 3 of the outline application agreed at the meeting on 25 May 2010</b></p>	85 - 106
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### Non Major Application with a Petition

	Address	Ward	Description & Recommendation	Page
11	<p>10 Raleigh Avenue, Hayes -  58796/APP/2010/541</p>	Barnhill;	<p>Conversion of existing dwelling to 1 one-bedroom and 1 two-bedroom flats with associated parking and amenity space (Retrospective application)</p> <p><b>Recommendation: Refusal</b></p>	107 - 116

12	1 Yeading Lane, Hayes  47275/APP/2010/494	Barnhill;	Change of use from A3 (restaurant and cafes) to A3 (restaurant and cafes) /A5 (hot food takeaways), installation of extraction unit and an extension of hours from 0700 - 2000 on Monday to Saturday and 0900 - 1700 on Sunday, to 0700 - 2200 Monday to Saturday and 0900 - 2000 on Sundays and Bank Holidays  <b>Recommendation: Approval</b>	117 - 128
13	Lock-up Garage Site rear of 22 - 26, 28 and 30 St Peters Road, Cowley  66045/APP/2010/1477	Brunel;	Erection of detached bungalow with associated parking and landscaping, involving demolition of existing lock-up garages  <b>Recommendation: Approval</b>	129 - 145

### Non Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
14	20A Keats Way, West Drayton - 53368/APP/2010/1505	Heathrow Villages;	Conversion of existing dwelling to 2 three-bedroom dwellings (Retrospective application)  <b>Recommendation: Refusal</b>	147 - 157
15	7 Colne Avenue, West Drayton - 29673/APP/2010/13	West Drayton;	Erection of a two storey side and single storey rear extension with rooflights and 2 rooflights in the rear roofslope  <b>Recommendation: Approval</b>	159 - 169

## **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	Page 171 - 178
17	Enforcement Report	Page 179 - 188
18	Enforcement Report	Page 189 - 195
19	Enforcement Report	Page 197 - 205
20	Enforcement Report	Page 207 - 212

### **Any Items transferred from Part 1**

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

<b>Plans for Central and South Planning Committee</b>	Page 213 - 354
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