



HILLINGDON
LONDON



Central & South Planning Committee

To Councillors on the Committee

John Hensley (Chairman)
Judith Cooper (Vice-Chairman)
Janet Duncan (Labour Lead)
Paul Buttivant
Peter Curling
Dominic Gilham
Brian Stead

Date: TUESDAY, 23 NOVEMBER
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.**

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This Agenda is available online at:
<http://modgov.hillingdon.gov.uk/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.

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 2 November 2010 (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	No. 2 World Business Centre Heathrow Newall Road, Heathrow Airport 50498/APP/2010/2028	Heathrow Villages;	Change of use of 1,363 sq.m internal floor-space for a temporary period of 6 years from directly related airport office to general office (Use Class B1) to allow occupation by non-airport related users Recommendation: Refusal	1 - 12
7	520B Southern Perimeter Road, Heathrow Airport 57331/APP/2010/2038	Heathrow Villages;	Rebuilding of an existing cargo transit shed with ancillary office accommodation Recommendation: Approval	13 - 36

8	Bakers Court, Bakers Road, Uxbridge 18056/APP/2010/1578	Uxbridge North;	Alterations to building to include replacement cladding to provide additional office space including new pedestrian access, all as previously consented under grant of planning permission ref: 18056/APP/ 2009/2590 dated 12/05/2010, together with enlargement of the existing building floorspace at Level 5 increasing the height of the two Northern facing wings of the building by a single storey along with the incorporation of Louvre screening to the proposed plant area at level 7 Recommendation: Approval	37 - 50
9	Sainsbury's Store, York Road, Uxbridge 39439/APP/2010/1799	Uxbridge North;	Application for a new planning permission to replace extant planning permission ref: 39439/APP/2004/ 2402 dated 05/09/2005: Erection of decked car park, single storey store extension and proposed unrestricted trading hours Recommendation: Delegated Powers subject to Deed of Variation of S106 Agreement dated 6 September 2005 (Planning Permission ref. 39439/APP/2004/2402)	51 - 82

Non Major Application with a Petition

	Address	Ward	Description & Recommendation	Page
10	610 Uxbridge Road, Hayes 13203/APP/2010/2108	Barnhill;	Alterations to existing front and rear elevations Recommendation: Approval	83 - 94

11	691 Uxbridge Road, Hayes 30353/APP/2010/1893	Botwell;	Change of use from Class A1 (Retail) to Class A3 for use as restaurant, involving installation of extract system to rear, and retention of forecourt enclosure comprising canopy timber fencing and decking (Part retrospective application) Recommendation: Refusal	95 - 106
12	235 - 237 Church Road, Hayes 42401/APP/2010/172	Townfield;	Two storey end-of-terrace building with habitable roofspace comprising 1 studio flat and 2 two- bedroom flats, with associated parking and amenity space, involving demolition of existing temporary steel and steel sheets structure Recommendation: Approval	107 - 134
13	235 - 237 Church Road, Hayes 42401/APP/2010/173	Townfield;	Demolition of existing temporary steel and steel sheets structure (Application for Conservation Area Consent) Recommendation: Approval	135 - 142

Non Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
14	Legion House, 854 - 864 Uxbridge Road, Hayes 1927/APP/2010/1238	Barnhill;	Change of first floor use from Class B1 (office) to mixed use, comprising Class B1 and Class D1 for use as Business and Non-residential institution Recommendation: S106 Agreement	143 - 156

15	Land adjacent to Vauxhall Garage, Yeading Lane, Hayes 67033/APP/2010/2310	Barnhill;	<p>Installation of a 12.5m high telecommunications streetworks pole, associated ground based equipment cabinets and ancillary developments (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended)</p> <p>Recommendation:</p> <p>(A) Prior approval of siting and design is required (B) Approval of details of siting and design</p>	157 - 166
16	The Arena, Stockley Park, Stockley Road, West Drayton 37800/APP/2010/1669	Botwell;	<p>Change of use from Class B1 (Office) to Class D1 (Non-residential institutions) for use as further education college and management training premises</p> <p>Recommendation: Approval</p>	167 - 182
17	British Airways Community Learning Centre, Accommodation Lane, Harmondsworth 43410/APP/2010/2426	Heathrow Villages;	<p>Variation of condition 1 (temporary consent) of planning permission ref: 43410/APP/2007/3886 dated 12/03/08 (Retention of Community Learning/Visitor Centre and toilet block for a temporary period of three years) to enable the permanent retention of the Community Learning Centre</p> <p>Recommendation: Approval</p>	183 - 194

18	350 - 352 Bath Road, Harmondsworth 1767/APP/2010/18	Heathrow Villages;	Application for variation of condition 10 of planning permission ref: 1767/APP/2009/2494 dated 11/03/2010 to allow staff on the premises outside opening hours (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) Recommendation: Approval	195 - 210
19	86 Eton Road, Harlington 53434/APP/2009/2759	Heathrow Villages;	Erection of a single storey outbuilding to rear for use as a gym Recommendation: Approval	211 - 218
20	Land at western end of Heathrow Airport, Heathrow Airport, Hounslow 47853/APP/2010/2338	Heathrow Villages;	Erection of a single storey building for hold baggage screening to the south of Terminal 5 (Consultation under Schedule 2, Part 18 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended) Recommendation: Raise no objection	219 - 232
21	Premier Lodge, Shepiston Lane, Hayes 46138/APP/2010/1932	Pinkwell;	Installation of 10 ground level condenser units with associated timber fencing Recommendation: Approval	233 - 242

22	Rear of footpath adjacent to Uxbridge Cricket Ground, Park Road, Uxbridge 67031/APP/2010/2364	Uxbridge North;	Installation of a 12.5m high telecommunications streetworks pole, associated ground based equipment cabinets and ancillary developments (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended) Recommendation: (A) Prior approval of siting and design required (B) Approval of details of siting and design	243 - 254
23	Uxbridge College, Park Road, Uxbridge 1127/APP/2010/1922	Uxbridge North;	Installation of a temporary marquee to existing building (Part retrospective application) Recommendation: Approval	255 - 264
24	Land at grass verge opposite rear of Comet warehouse, Cygnet Way, Hayes 67034/APP/2010/2309	Yeading;	Installation of a 15m high mobile telecommunications pole and ancillary equipment cabinet (Consultation under Schedule 2, Part 24 of The Town and Country Planning (General Permitted Development) Order 1995) (as amended) Recommendation: (A) Prior approval of siting and design required (B) Approval of details of siting and design	265 - 274
25	B&Q Warehouse, Glencoe Road, Yeading 56099/APP/2010/1411	Yeading;	Creation of a temporary/seasonal display area for horticultural products to front (Retrospective application) Recommendation: Approval	275 - 282
26	B&Q Warehouse, Glencoe Road, Yeading 56099/APP/2010/1409	Yeading;	Creation of a external storage area adjacent to Trade entrance (Retrospective application) Recommendation: Refusal	283 - 290

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.

ENFORCEMENT

27 Enforcement 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 299 - 399