



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, 25 JANUARY
2011

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/ieListDocuments.aspx?CId=123&MId=720&Ver=4>

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INVESTOR IN PEOPLE

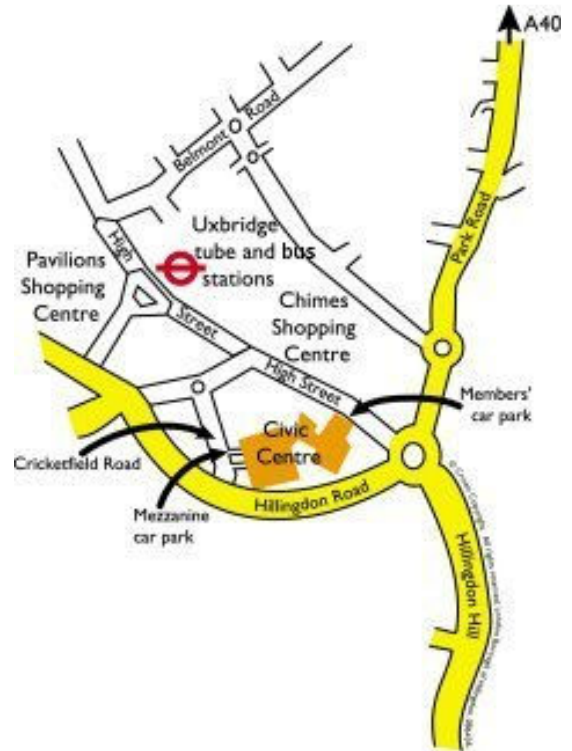
Useful information

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

Fire Alarm - If there is a FIRE in the building the fire alarm will sound continuously. If there is a BOMB ALERT the alarm sounds intermittently. Please make your way to the nearest FIRE EXIT.

Recording of meetings - This is not allowed, either using electronic, mobile or visual devices.

Mobile telephones - Please switch off any mobile telephones and BlackBerries before the meeting.

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 6 January 2011
- 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 without a Petition

	Address	Ward	Description & Recommendation	Page
6	Underground Operations Room, RAF Uxbridge, Hillingdon Road, Uxbridge - 585/APP/2010/2902	Uxbridge North;	Erection of a 2.4m high metal railing fence around historic bunker Recommendation: Delegated Powers subject to no objections being received before 3 February 2011	15 - 24
7	70 Station Road, West Drayton - 2954/APP/2010/1810	West Drayton;	Erection of a residential building to accommodate 35 flats (consisting of 12 one-bedroom units, 21 two-bedroom units and 2 three-bedroom units) with associated parking and landscaping Recommendation: Legal Agreement	25 - 62

Non Major Application with a Petition

	Address	Ward	Description & Recommendation	Page
8	43 - 47 and 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	63 - 88
9	51 Chiltern View Road, Uxbridge - 64176/APP/2010/2097	Uxbridge North;	Change of use from Class A4 (Drinking Establishment) to Class C3 (Residential Units) for use as 2 one-bedroom and 1 two-bedroom, two storey terraced dwellings with associated parking and amenity space, including a two storey rear extension, alterations to existing front and side elevations, repositioning of vehicular access to side and alterations to existing vehicular crossover to front with demolition of existing single storey rear extensions and outbuildings to rear Recommendation: Approval	89 - 112

Non Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
10	Ground floor, Old Post Office, Station Road, Hayes - 35807/APP/2009/2363	Botwell;	Change of use from Class A1 (Retail) to Class D1 (Non-Residential Institutions) for use as a Health Centre, with associated internal alterations Recommendation: S106 Agreement	113 - 130

11	The Arena, Stockley Park, Stockley Road, West Drayton - 37800/APP/2010/1669	Botwell;	Change of use from Class B1 (Office) to Class D1 (Non-residential institutions) for use as further education college and management training premises Recommendation: Refusal	131 - 148
12	Brunel University, Kingston Lane, Hillingdon - 532/APP/2010/1964	Brunel;	Erection of a galvanised/ timber framed compound to house 2 external chillers Recommendation: Approval	149 - 156
13	20 Field Heath Road, Hillingdon - 21661/APP/2010/1716	Brunel;	Change of use from Class C3 (residential) to Class D1 for use as medical centre and single storey rear/side extension Recommendation: Approval	157 - 186
14	103 Park Road, Uxbridge - 32648/APP/2010/1408	Uxbridge North;	Change of use from Class A1 (Shops) to Class A5 (Hot food takeaway) and installation of extraction flue to rear Recommendation: Approval	187 - 202
15	Grass Verge rear of 109 and 111 Sweetcroft Lane, Hercies Road (close to Bus Stop), Hillingdon - 67517/APP/2010/2930	Uxbridge North;	Installation of 12.5m high imitation telegraph pole mobile phone mast and ancillary equipment cabinet (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) Recommendation: Refusal	203 - 210
16	1 Derby Road, Uxbridge - 60777/APP/2010/2713	Uxbridge South;	Alterations and extension to existing roof to create habitable roofspace to include 2 gable end windows and 4 side rooflights Recommendation: Refusal	211 - 218
17	Tesco Stores Ltd, Glencoe Road, Yeading - 36999/APP/2010/2512	Yeading;	Rear extension to bulk storage area Recommendation: Approval	219 - 244

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.

18	Enforcement Report	Page 245 - 252
19	Enforcement Report	Page 253 - 260
20	Enforcement Report	Page 261 - 271
21	Enforcement Report	Page 273 - 283

Any Items transferred from Part 1

Any Other Business in Part 2

Plans for Central and South Planning Committee Page 285 - 375