



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY, 16
SEPTEMBER 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

Eddie Lavery (Chairman)
Alan Kauffman (Vice-Chairman)
David Allam (Labour Lead)
Anita MacDonald
Michael Markham
Carol Melvin
David Payne

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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Contact: Nav Johal

Tel: 01895 250692

Fax: 01895 277373

njohal@hillingdon.gov.uk

This Agenda is available online at:

<http://lbh-modgov:9071/ieListMeetings.aspx?CId=123&Year=2009>

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW
www.hillingdon.gov.uk



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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.

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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

- 1 Election of Chairman
- 2 Apologies for Absence
- 3 Declarations of Interest in matters coming before this meeting
- 4 To sign and receive the minutes of the previous meeting
- 5 Matters that have been notified in advance or urgent
- 6 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 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 Applications with a Petition

| | Address | Ward | Description & Recommendation | Page |
|---|---|---------------|--|---------|
| 7 | Land to Rear of 51 and 53 Pembroke Road, Ruislip 66982/APP/2010/1004 | Manor; | Erection of 2 five-bedroom, two storey detached dwellings with habitable roofspace, associated parking and amenity space. | 7 - 22 |
| 8 | 37 Howletts Lane, Ruislip 33165/APP/2010/1011 | West Ruislip; | Conversion of existing bungalow to a two, 2 bedroom semi-detached bungalows involving alterations/extensions to existing dwelling. | 23 - 40 |
| 9 | Oakhurst, 1 Northgate, Northwood 30779/APP/2010/1108 - REPORT TO FOLLOW | Northwood ; | 1 five-bedroom two storey with basement level detached dwelling with associated parking and amenity space, involving demolition of existing detached dwelling. | |

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|----|---|-------------|--|--|
| 10 | Land Forming Part of Oakhurst, Northgate, Northwood 67012/APP/2010/1107 - REPORT TO FOLLOW | Northwood ; | 1 five-bedroom two storey with basement level detached dwelling with associated parking and amenity space, involving installation of new vehicular crossover to front. | |
|----|---|-------------|--|--|

Non Major Applications without a Petition

| | Address | Ward | Description & Recommendation | Page |
|----|---|----------------|--|---------|
| 11 | Grass Verge opposite Recreation Ground, Moorhall Road, Harefield 67032/APP/2010/1845 | Harefield; | Installation of a 12.5m 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) | 41 - 52 |
| 12 | 96 Long Drive, Ruislip 7280/APP/2010/1418 | South Ruislip; | Erection of a single storey rear extension. | 53 - 60 |

Part 2 - 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 12A to the Local Government (Access to Information) Act 1985 as amended.

13 Enforcement Report

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|----|-----------------------------------|
| 14 | Any Items Transferred from Part 1 |
| 15 | Any Other Business in Part 2 |

Plans for North Planning Committee