



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 7 DECEMBER
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
Jazz Dhillon
Michael Markham
Carol Melvin
David Payne

**This agenda and associated
reports can be made available
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further information.**

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<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=116&MId=744&Ver=4>

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INVESTOR IN PEOPLE

Useful information

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A useful guide for those attending Planning Committee meetings

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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 previous meeting
- 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 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 with a Petition

	Address	Ward	Description & Recommendation	Page
6	RAF Eastcote, Lime Grove, Ruislip 10189/APP/2010/1094	Eastcote & East Ruislip	Erection of 17 one-bedroom and 42 two-bedroom flats and 8 three-bedroom houses with associated car parking and landscaping (modification of outline planning permission ref: 10189/APP/2007/3383 and reserved matters approval ref: 10189/APP/2007/ 3046 to provide a further 5 two-bedroom apartments and 2 houses.) Recommendation: REFUSAL	7 - 40

7	RAF Eastcote, Lime Grove, Ruislip 10189/APP/2010/1099	Eastcote & East Ruislip	Erection of 8 one-bedroom and 2 two-bedroom flats, 14 three-bedroom, 3 four-bedroom and 5 five-bedroom houses with associated car parking and landscaping (modification of outline planning permission ref: 10189/APP/2007/3383 and reserved matters approval ref: 10189/APP/2007/3046 to provide a further 7 houses.) Recommendation: REFUSAL	41 - 72
8	RAF Eastcote, Lime Grove, Ruislip 10189/APP/2010/1100	Eastcote & East Ruislip	Erection of a pair of semi-detached three storey townhouses, with associated car parking and landscaping.(modification of outline planning permission ref: 10189/APP/2007/3383 and reserved matters approval ref: 10189/APP/2007/3046 to provide a further 1 house.) Recommendation: REFUSAL	73 - 92

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	RAF Eastcote, Lime Grove, Ruislip 10189/APP/2010/1901	Eastcote & East Ruislip	Provision of glazed conservatories to plots 222-224 and 259-261 (Application to vary parts of the approved layout under Reserved Matters approval ref: 10189/APP/2007/3046 Dated 13/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.) Recommendation: APPROVAL	93 - 106

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
10	Former Kings Arms Garage Site, Rickmansworth Road, Harefield 3877/APP/2010/2200	Harefield	Conversion of existing listed building incorporating two storey extension with habitable roofspace comprising 3 one-bedroom flats and part use as Class A1 (Retail) for use as convenience goods store, to include associated parking, involving demolition of existing single storey detached building and extension to listed building. Recommendation: REFUSAL	107 - 148
11	Former Kings Arms Garage Site, Rickmansworth Road, Harefield 3877/APP/2010/2201	Harefield	Conversion of existing listed building incorporating new two storey extension with habitable roofspace comprising 3 one-bedroom flats and part use as Class A1 (Retail) for use as convenience goods store, to include associated parking, involving demolition of existing single storey building (Application for Listed Building Consent.) Recommendation: REFUSAL	149 - 154
12	Former Kings Arms Garage Site, Rickmansworth Road, Harefield 3877/APP/2010/2204	Harefield	Demolition of the existing detached car wash facility building (Application for Conservation Area Consent.) Recommendation: REFUSAL	155 - 160

13	Land forming part of 11 Hoylake Gardens, Ruislip 66856/APP/2010/2169	Cavendish	Two storey side and single storey front, side and rear extensions together with conversion of roofspace to habitable accommodation and dormer to rear, involving conversion of resulting building into 2 two-bedroom flats, including demolition of existing attached garage to side. Recommendation: REFUSAL	161 - 174
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Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
14	176 Field End Road, Eastcote 6277/APP/2010/2161	Cavendish	Change of use from retail (Class A1) to restaurant (Class A3) Recommendation: APPROVAL	175 - 186
15	Land at Grand Union Canal Bank, Springwell Farm, Springwell Lane, Harefield 67241/APP/2010/1939	Harefield	Restoration of a former wetland area to create a habitat for a number of species to include tree works, excavating leaf matter and sediment to create on-line ponds of variable depths and an interpretation zone on the canal towpath. Recommendation: APPROVAL	187 - 196
16	42 Victoria Road, Ruislip 38038/APP/2010/2179	Manor	Change of use from retail (Class A1) to restaurant (Class A3) and erection of single storey extension to rear, relocated access to first floor and new extractor flue and ducting. Recommendation: APPROVAL	197 - 212

17	RAF Northolt, Lime Grove, Ruislip 189/APP/2010/2585	South Ruislip	Demolition of existing temporary accommodation and erection of a temporary three storey single living accommodation building and associated external works. Recommendation: APPROVAL	213 - 222
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Plans for North Planning Committee

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