



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY, 3 FEBRUARY
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

To Councillors on the Committee

Eddie Lavery (Chairman)
Alan Kauffman (Vice-Chairman)
David Allam
Jazz Dhillon
Michael Markham
Carol Melvin
David Payne

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<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=116&Year=2011>

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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 meetings
21st December 2010 and 11th January 2011.
- 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	Former Reindeer PH, Maxwell Road, Northwood 18958/APP/2010/2210	Northwood ;	Erection of a part two storey, part three storey, part four storey building comprising 1, one-bedroom flat, 4, two-bedroom flats and 6, three-bedroom flats, with associated car parking, secured cycle parking, bin store and alterations to vehicular access. RECOMMENDATION: APPROVAL	17 - 60

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	Unit 3, Ruislip Retail Park, Victoria Road, Ruislip 43510/APP/2010/1979	South Ruislip;	Construction of a 1,858 sq.m mezzanine within Unit 3, Ruislip Retail Park. RECOMMENDATION: APPROVAL	61 - 86

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
8	76 Exmouth Road, Ruislip 66257/APP/2010/1112	Cavendish ;	Part single storey, part two storey side/rear extension, involving demolition of existing detached garage to side and single storey extension to rear. RECOMMENDATION: APPROVAL	87 - 96
9	95-97 High Road, Ickenham 63771/APP/2010/2174	West Ruislip;	Change of use from Class B2 (General Industry) to Class A5 (Hot Food Takeaways) for use as a takeaway, including installation of new shopfront at 95 High Road and installation of external flue at 97 High Road (for use at 95 High Road.) RECOMMENDATION: APPROVAL	97 - 114

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
10	8 St Martins Approach, Ruislip 44613/APP/2010/2283	Eastcote & East Ruislip;	Single storey rear extension, involving demolition of existing garage. RECOMMENDATION: APPROVAL	115 - 124
11	95A High Road, Ickenham 63007/ADV/2010/59	West Ruislip;	1x internally illuminated fascia sign to front and 1x internally illuminated projecting sign. RECOMMENDATION: APPROVAL	125 - 130

12	Former Mill Works, Bury Street, Ruislip 6157/APP/2010/2384	West Ruislip;	Variation of condition 4 (to enable erection of two garages to Plots 2 and 3) of planning permission ref: 6157/APP/2009/2069 dated 02/03/2010: Erection of 66 dwellings comprising 2, three-storey apartment blocks providing 30 apartments (1 studio; 5 one-bedroom; 21 two-bedroom; and 3 three-bedroom units) and 32 three-bedroom and 4 four-bedroom houses with associated car parking, landscaping and access (involving the demolition of existing buildings.) RECOMMENDATION: That authority be given to the Head of Planning, Trading Standards and Environmental Protection, to determine the application under delegated powers,	131 - 160
13	Any Items Transferred from Part 1			
14	Any Other Business in Part 2			

Plans for North Planning Committee