



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 15 MARCH 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 (Labour Lead)
Jazz Dhillon
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.

Published: Monday, 7 March 2011

Contact: Natasha Dogra
Tel: 01895 277488
Fax: 01895 277373
ndogra@hillington.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



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 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 without a Petition

	Address	Ward	Description & Recommendation	Page
6	London School of Theology, Green Lane, Northwood 10112/APP/2010/2915	Northwood	Application for a new planning permission to replace extant planning permission ref: 10112/APP/2009/ 707 dated 14/07/2009: Erection of two storey teaching block to north west side of existing building (Phase 1) and new chapel and foyer to south east side of existing building (Phase 2) (Works involve the partial demolition of existing buildings) (Part outline application - Phase 2.) RECOMMENDATION: APPROVAL	7 - 40

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
7	135 Field End Road, Eastcote 5910/APP/2010/2346	Eastcote & East Ruislip;	Application for variation of condition 6 (hours of operation) of planning permission ref: 5910/C/96/ 0074 dated 15/01/1996: Change of use from Class A1 (Shop) to Class A3 (Food and Drink.) RECOMMENDATION: REFUSAL	41 - 46
8	Footway Adjacent to Autocentre Northwood, Pinner Road, Northwood 67084/APP/2011/136	Northwood Hills;	Installation of a 13.8m high telecommunications pole, associated equipment cabinet and ancillary developments works (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.) RECOMMENDATION: REFUSAL	47 - 56
9	37 Edwards Avenue, Ruislip 65680/APP/2011/36	South Ruislip;	Erection of 4 two-bedroom back to back two storey dwellings with associated parking and amenity space and installation of new vehicular crossover, involving demolition of existing detached dwelling. RECOMMENDATION: APPROVAL	57 - 78
10	41 Raisins Hill, Eastcote 64909/APP/2010/2668	Northwood Hills;	Part two storey, part single side extension, part two storey, part single storey rear extension with 1 rooflight, single storey front extension and conversion of roofspace to habitable use with 1 front and 1 rear rooflight, involving demolition of existing integral garage and store. RECOMMENDATION: APPROVAL	79 - 88

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
11	Land Adjacent To Bus Shelter, Junction Of Bury Street And Plough Farm Close, Ruislip 67082/APP/2011/135	Eastcote & East Ruislip;	Installation of an 11.8m high telecommunications pole, associated equipment cabinet and ancillary development works (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.) RECOMMENDATION: REFUSAL	89 - 96
12	1-8 (Inclusive), Breakspear Mews, Breakspear Road North, Harefield 7902/APP/2009/2480	Harefield;	Regularisation of building work that has already been carried out within Units 1 and 2, involving the removal of two courtyard dormers and completion of the car ports. RECOMMENDATION: APPROVAL	97 - 112
13	1-8 (Inclusive), Breakspear Mews, Breakspear Road North, Harefield 7902/APP/2009/2481	Harefield;	Regularisation of building work that has already been carried out within Units 1 and 2 (Application for Listed Building Consent.) RECOMMENDATION: APPROVAL	113 - 122
14	138 High Street, Ruislip 7855/APP/2010/2832	West Ruislip;	Change of use from Retail (Class A1) to Hot Food Takeaway(Class A5) RECOMMENDATION: APPROVAL	123 - 136

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.

15 High Road, Eastcote ENF/148/09

ENFORCEMENT REPORT

16 Any Items Transferred from Part 1

17 Any Other Business in Part 2

Plans for North Planning Committee