



HILLINGDON  
LONDON



## North Planning Committee

**Date:** THURSDAY, 7 APRIL 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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# Useful information

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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.

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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.

### 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

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- 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	150 Field End Road, Eastcote  25760/APP/2010/2957	Eastcote & East Ruislip	Conversion of existing part two storey, part three storey building (Class B1) to provide a 76 bedroom hotel (Class C1) together with a commercial unit (Class A3) at ground floor level, with associated internal and external alterations to the building and alterations to the car parking.  <b>Recommendation: Refusal</b>	9 - 32

7	Land At Former RAF Eastcote, Off Eastcote Road, High Road  10189/APP/2011/281	Eastcote & East Ruislip	Provision of glazed conservatory to plot 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.)  <b>Recommendation: Approval</b>	33 - 46
8	Land At Former RAF Eastcote, Off Eastcote Road, High Road  10189/APP/2011/282	Eastcote & East Ruislip	Provision of glazed conservatory to plot 259 :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.)  <b>Recommendation: Approval</b>	47 - 60
9	Land At Former RAF Eastcote, Off Eastcote Road, High Road  10189/APP/2011/283	Eastcote & East Ruislip	Provision of glazed conservatory to plot 224 : 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.)  <b>Recommendation: Approval</b>	61 - 74

## Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
10	11 Moor Park Road, Northwood  60973/APP/2010/2746	Northwood	Erection of a first floor side extension, part two single, part single storey rear extensions, and conversion of roofspace to habitable use involving the erection of a rear dormer and 4 side rooflights, alterations to front elevation, installation of additional vehicular entrance and crossover to front and alterations to driveway.  <b>Recommendation: Approval</b>	75 - 88
11	Flat 1, 38 Murray Road, Northwood  20748/APP/2010/1766	Northwood	Erection of single storey ground floor rear extension to Flat 1.  <b>Recommendation: Approval</b>	89 - 96
12	58 High Street, Ruislip  13991/APP/2010/2460	West Ruislip	Erection of a part first floor and part two storey extension to existing rear extension to create a studio flat.  <b>Recommendation: Refusal</b>	97 - 104

## Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
13	Forming Part Of 66, Long Lane, Ickenham  49805/APP/2011/44	Ickenham	Erection of a five-bedroom, two storey detached dwelling with habitable roofspace, integral garage to side and associated parking and amenity space.  <b>Recommendation: Refusal</b>	105 - 118

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**Other**

14	S106 Quarterly Monitoring Report - up to 31 December 2010		119 - 126
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15 Any Items Transferred from Part 1

**Plans for North Planning Committee**

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