



HILLINGDON
LONDON



Central & South Planning Committee

Date: TUESDAY, 11 OCTOBER
2011

Time: 7.00 PM

Venue: COMMITTEE ROOM 5,
CIVIC CENTRE, HIGH
STREET, UXBRIDGE,
MIDDLES, EX UB8 1UW

**Meeting
Details:** Members of the Public and
Press are welcome to attend
this meeting

To Councillors on the Committee

John Hensley (Chairman)
Judith Cooper (Vice-Chairman)
Wayne Bridges
Janet Duncan (Labour Lead)
Neil Fyfe
Dominic Gilham
Robin Sansarpuri
Brian Stead

**This agenda and associated
reports can be made available
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large print or on audio tape on
request. Please contact us for
further information.**

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This Agenda is available online at:
<http://lbh-modgov:9071/ieListMeetings.aspx?CId=123&Year=2009>

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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.

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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

Chairman's Announcements

- 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 I will be considered in Public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and the 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 | Knights of Hillingdon Florists Uxbridge Road, Hillingdon 15407/APP/2010/2209 | Hillingdon East | Reserved matters (landscaping) in compliance with condition 2 of the Secretary of State's Appeal Decision ref:APP/R5510/A/09/2119085 dated 17/06/2010 (LBH ref:15407/APP/2009/1838): Erection of new health centre and 12 residential units with ancillary car parking and landscaped amenity space (involving demolition of existing building). Recommendation: Approval | 11 - 18 |

| | | | | |
|---|--|-------------------|---|-----------|
| 7 | Long Haul Catering Base Scylla Road, Heathrow Airport 50270/APP/2011/1422 | Heathrow Villages | <p>A) Detailed planning permission for 10,194sqm (Gross External Area (GEA)) of commercial floorspace (B1c/B2/B8 Use Classes) on Plot 3 including a new access from Scylla Road and associated car parking, landscaping and ancillary works.</p> <p>B) Outline planning permission (all matters reserved) for development to provide up to 6,294sqm (GEA) of flexible B1c/B2/B8 floorspace for Plot 1 and up to 8,163sqm (GEA). of flexible B1c/B2/B8 floorspace for Plot 2 with associated car parking, landscaping and ancillary works. (Hybrid Application)</p> <p>RECOMMENDATION: Approval</p> | 19 - 78 |
| 8 | 19-22 Chippendale Way and Car Park Area to Rear of 23-28 Chippendale Way, Uxbridge 67544/APP/2011/736 | Uxbridge North | <p>Erection of a two storey building comprising 12, one-bedroom supported housing units, along with ancillary office space and associated landscaping for new building, alterations to car parking and access arrangements (both vehicular and pedestrian) (involving demolition of dwellings known as 19, 20, 21 and 22 Chippendale Way). (Outline Application).</p> <p>RECOMMENDATION: Approval</p> | 79 - 108 |
| 9 | 70 Station Road, West Drayton 2954/APP/2011/1901 | West Drayton | <p>Demolition of existing buildings and erection of a residential building to accommodate 44 flats with associated landscaping and basement car park.</p> <p>RECOMMENDATION: Refusal</p> | 109 - 128 |

Non Major Application with a Petition

| | Address | Ward | Description & Recommendation | Page |
|----|---|--------------------|---|--------------|
| 10 | 6 Burleigh Road, Hillingdon 11057/APP/2011/2026 | Hillingdon East | Conversion of two storey mid-terraced house into 1 x one-bedroom self contained flat and 1 x two-bedroom self contained flat with associated amenity space and parking, first floor rear extension, alterations to rear and front porch (Resubmission). RECOMMENDATION: Refusal | 129 - 138 |
| 11 | Former Hillingdon Irish Centre Royal Lane, Hillingdon 267/APP/2011/1383 | Yiewsley | Change of use of the site and building from former Hillingdon Irish Centre (Sui Generis) to Class D1 (non-residential institution) for use as a community centre and place of religious worship, with ancillary managers flat, including carrying out of external alterations to parking area and landscaping, existing facade and roof, alterations and additions to opening, ramp to main entrance and covered porch, internal alterations, including to layout, creation of kitchen at ground level, repositioning of stairs, and alterations to toilet areas. Recommendation: Refusal | 139 - 154 |

Non Major Application without a Petition

| | Address | Ward | Description & Recommendation | Page |
|----|--|--------------------|---|--------------|
| 12 | Land Fronting Knights Gardens Opposite 943-945 Uxbridge Road, Hillingdon 67975/ADV/2011/60 | Hillingdon East | Installation of 6m x 3m billboard on 1m high base. Recommendation: Approval | 155 - 160 |

| | | | | |
|----|--|----------------------|--|--------------|
| 13 | Holloway Lane Quarry Holloway Lane, Harmondsworth 43155/APP/2010/1417 | Heathrow Villages | Temporary wood recycling operation (Part retrospective application). Recommendation: Refusal | 161 - 172 |
| 14 | 1 Westfield Cottages Sipson Lane, Harlington 67100/APP/2011/367 | Heathrow Villages | Two storey side extension, involving raising the ridge height of the existing barn/store roof and conversion of attached barns/stores to habitable accommodation (works involve demolition of unauthorised single storey side extension and external alteration works). Recommendation: Approval | 173 - 190 |
| 15 | 18 Frays Avenue West Drayton 67620/APP/2011/877 | West Drayton | Erection of a single storey rear extension and single storey side extension involving alterations to side (Part-Retrospective) Recommendation: Approval | 191 - 200 |

Other

16 S106 Quarterly Monitoring Report - up to 30 June 2011

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

17 ENF/597/08

18 ENF/597/08

19 ENF/427/10

20 ENF/304/09

21 ENF/195/11

Any Items transferred from Part 1

Any Other Business in Part 2

Plans for Central and South Planning Committee