



HILLINGDON
LONDON



Central & South Planning Committee

Date: TUESDAY, 6 MARCH 2012

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

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

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Contact: Gill Brice
Tel: 01895 250693
Fax: 01895 277373
democratic@hillington.gov.uk

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<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=123&Year=2012>

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

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A useful guide for those attending Planning Committee meetings

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Petitions and Councillors

Petitions -Petitions- When a petition of 20 signatures or more of residents that live, work or study in the borough is received they can speak at a Planning Committee in support of or against an application for up to 5 minutes. Where multiple petitions are received against (or in support of) the same planning application, the Chairman of the Planning Committee has the discretion to amend speaking rights so that there is not a duplication of presentations to the meeting. In such circumstances, it will not be an automatic right that each representative of a petition will get 5 minutes to speak. However, the Chairman may agree a maximum of 10 minutes if one representative is selected to speak on behalf of multiple petitions.

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 meeting held on 14 February 2012
- 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	Sainsbury's Supermarket, York Road, Uxbridge 39439/APP/2011/738	Uxbridge North	Alterations and extensions to existing store consisting of an additional 5,059 sq.m (GEA) two storey extension accommodating retail floorspace, café and children's learning unit; alterations and re-configuration of access and car parking including the creation of a car parking deck; ancillary plant, equipment and associated landscaping. Recommendation : Approval, subject to a S106 Agreement	13 - 48

Non Major Application with a Petition

	Address	Ward	Description & Recommendation	Page
7	KMS Motors rear of Dawley Parade, Dawley Road, Hayes 3587/APP/2011/2031	Botwell	Application for a new planning permission to replace extant planning permission (Appeal Decision ref. APP/R5510/A/08/2071434 dated 15/10/2008.): demolition of existing garages and erection of a new two storey residential building comprising three units (2 studio flats and 1 one-bedroom flat) with four parking spaces and communal amenity spaces. (LBH Ref: 3587/APP/2007/2478 dated 07/08/2007) Recommendation : Approval	49 - 64
8	4, 5 & 6 School Approach, Fredora Avenue, Hayes 63421/APP/2011/3088	Charville	1 x 3-bed two storey detached dwelling with associated parking and amenity space, involving demolition of 3 no. existing garage units Recommendation : Approval	65 - 82
9	Harvard House, Summerhouse Lane, Harmondsworth 67230/APP/2010/1905	Heathrow Villages	Change of use from Class B1 (Office) to Class C1 (Hotels and Halls of Residence) for use as hotel with restaurant and installation of 1 rear and side dormers and new door to ground floor side. Recommendation : Approval	83 - 106
10	Harvard House, Summerhouse Lane, Harmondsworth 67230/APP/2010/1906	Heathrow Villages	Change of use from Class B1 (Office) to Class C1 (Hotels and Halls of Residence) for use as hotel with restaurant and installation of 1 rear and side dormers and new door to ground floor side (Application for Listed Building Consent.) Recommendation : Approval	107 - 116

	Address	Ward	Description & Recommendation	Page
11	22 and 24 Swanage Way, Hayes 27172/APP/2011/1183	Yeading	Change of use of existing dwelling house to care home involving first floor rear extension and conversion of roof space to habitable use to include a rear dormer, 4 front rooflights and conversion of roof from hip to gable end with a new gable end window to form 2 new bedrooms and extension to existing single storey detached outbuilding to rear (Resubmission) Recommendation : Refusal	117 - 130
12	89-90 High Street and 45, 47 47A Albert Road, Hayes 64714/APP/2009/778	Yiewsley	Change of use of first and second floor from retail to residential forming 7 one-bedroom flats, and 1 studio flat, involving a second floor extension, roof terrace at third floor level, remodelling of existing elevations to include new balconies, alterations to form new entrance area at ground floor and associated parking to rear of land at 45, 47, and 47A Albert Road. Recommendation : Refusal	131 - 140

Non Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
13	7 Nestles Avenue, Hayes 49059/APP/2011/2790	Botwell	Part retrospective change of use from Class B8 (Storage and Distribution) to use as a higher educational college. Recommendation : Approval	141 - 166
14	Brunel University, Kingston Lane, Hillingdon 532/ADV/2012/4	Brunel	Installation of 2 x non illuminated, two dimensional pole mounted signs Recommendation : Approval	167 - 174

	Address	Ward	Description & Recommendation	Page
15	A C S International School, Hillingdon Court Vine Lane Hillingdon 2393/APP/2011/3103	Uxbridge North	A New Astro-Turf Pitch and Fencing to replace the existing playing field. Recommendation : Approval, subject to no objection from English Heritage	175 - 190
16	7 High Street, Uxbridge 26196/APP/2011/2763	Uxbridge South	Change of use from Class A1 (Shops) to Class A3 (Restaurants and Cafes) (Retrospective) (Resubmission) Recommendation : Approval	191 - 206
17	Crowne Plaza, Stockley Road, West Drayton 359/APP/2011/2999	West Drayton	External terrace to south and alterations to doors. Recommendation : Approval	207 - 216

PART 2 - MEMBERS ONLY

18	Enforcement Report	Pages 217 - 224
19	Enforcement Report	Pages 225 - 234
20	Enforcement Report	Pages 235 – 240
21	Enforcement Report	Pages 241 – 252

Any Items transferred from Part 1

Any Other Business in Part 2

Plans for Central and South Planning Committee

Pages 253 – 316