



HILLINGDON
LONDON

A

North Planning Committee

Date: THURSDAY, 15 SEPTEMBER 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

John Morgan

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This Agenda is available online at:

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

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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

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

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 4 August 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	South Ruislip Early Years Centre - Plot 2, Acol Crescent, Ruislip	South Ruislip	67607/APP/2011/1122 Erection of a part two, part three storey block comprising 7, one-bedroom and 5, two-bedroom flats, together with associated car parking and landscaping (involving demolition of existing buildings). Recommendation: Approval	15 - 48

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
7	22 Pavilion Way, Ruislip	Cavendish	17423/APP/2011/57 Demolition of existing detached store to rear, erection of single storey side/rear extension and alteration to first floor side elevation Recommendation: Approval	49 - 58
8	Land R/O 17-21 The Close, Eastcote	Eastcote & East Ruislip	11448/APP/2011/238 Erection of a two storey detached building with additional level in roofspace for use as Class B1 Office. Recommendation: Refusal	59 - 70
9	Eastcote Lawn Tennis Club, Kaduna close, Eastcote	Eastcote & East Ruislip	52580/APP/2011/1462 Porch to front, installation of decking and fencing to side/front, installation of ramp to front and alterations to side of existing club house. Recommendation: Approval	71 - 80
10	41 Raisins Hill, Pinner	Northwood Hills	64909/APP/2011/1165 Part two storey, part single storey side/rear extension, single storey front extension and conversion of existing integral garage and store into habitable space involving the installation of 2 rear rooflight and 1 front rooflight. Recommendation: Approval	81 - 92

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
11	Land at Crows Nest Farm, Breakspear Road South, Harefield	Harefield	1113/APP/2011/1020 Detached storage building to be used for the processing and storage of bio fuel and compost Recommendation: Refusal	93 - 104
12	47 Copse Wood Way, Northwood	Northwood	18371/APP/2011/1271 Erection of two storey, five-bedroom, detached dwelling with conversion of roof space to habitable use to include 2 rear dormers and 5 rooflights involving demolition of existing dwelling. Recommendation: Refusal	105 - 114
13	12 Kewferry Road, Northwood	Northwood	33988/APP/2011/684 Single storey front extension Recommendation: Refusal	115 - 120

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.

	Address	Ward	Description & Recommendation	Page
14	Enforcement Report			
15	Any Items Transferred from Part 1			

16

Any Other Business in
Part 2

Plans for North Planning Committee