



HILLINGDON
LONDON



Central & South Planning Committee

To Councillors on the Committee

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

Date: TUESDAY,
6 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

**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.**

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This Agenda is available online at:
<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=123&Year=2011>

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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.

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

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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 Matters that have been notified in advance or urgent
- 4 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.

	Address	Ward	Description & Recommendation	Page
5	61 Adelphi Crescent, Hayes 60953/APP/2011/1214	Charville	Conversion of dwelling to 1, two-bedroom flat and 1 studio flat, part two storey, part single storey side extension and single storey rear extension, involving demolition of existing detached garage to side and alterations to front. Recommendation : Refusal	1 - 12
6	1, 2, 4, 5 & 6 School Approach, Fredora Avenue, Hayes 63421/APP/2011/1035	Charville	Erection of 2, two bedroom, two storey semi detached maisonettes with associated amenity space, parking spaces in and adjacent to existing garages, boundary wall to front and removal of existing vehicular crossover involving the demolition of 3 ancillary garages. Recommendation : Would have been refused had an appeal not been lodged	13 - 26

	Address	Ward	Description & Recommendation	Page
7	The Forge, St Stephens Road, Yiewsley 67384/APP/2010/2499	Yiewsley	Change of use from Class B1 (Business) to Class D1 (Non-residential Institutions) for use as Islamic Culture and Educational Community Centre (Retrospective). Recommendation : Refusal	27 - 40

Non Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
8	4 Harold Avenue, Hayes 60953/APP/2011/1214	Botwell	Single storey side and rear wraparound extension. Recommendation : Approval	41 - 52
9	St Georges Meadow, Mill Road, West Drayton 33658/APP/2010/263	West Drayton	Installation of a 1.85m high mesh boundary fence with associated soft landscaping. Recommendation : Approval	53 - 66
10	62A Brookside Road, Hayes 22476/APP/2010/2879	Yeading	Conversion of existing dwelling to 1 two-bedroom and 1 three-bedroom dwellings. Recommendation : Refusal	67 - 78

Out of Borough Application

	Address	Ward	Description & Recommendation	Page
11	Aggregate Industries UK Limited, Thorney Mill Road, Iver, Slough. (Consultation by Buckinghamshire County Council) 39707/APP/2011/1988	Out of Borough	Vary conditions 2 and 11 of planning permission SBD/8207/96 in order to import no more than 20,000 tonnes of material for recycling and to allow vehicles to unload unused/reject asphalt between 6am to 10pm Monday to Friday and 7am to 6pm Saturday and Sunday. Recommendation : No Objection	79 -84

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.

12	Enforcement Report	85 - 92
13	Enforcement Report	93 - 98

Any Items transferred from Part 1

Any Other Business in Part 2

Plans for Central and South Planning Committee	99 - 132
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