



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 19 MAY 2021

Time: 7.30 PM, OR UPON THE RISING
OF THE MAJOR APPLICATIONS
PLANNING COMMITTEE,
WHICHEVER IS LATEST

Venue: COUNCIL CHAMBER -
CIVIC CENTRE, HIGH
STREET, UXBRIDGE

**Meeting
Details:** Members of the Public and
Media are welcome to attend.
This meeting may also be
broadcast live.

This Agenda is available online at:
www.hillingdon.gov.uk or use a smart phone
camera and scan the code below:



To Councillors on the Committee

Councillor Henry Higgins (Chairman)
Councillor John Morgan (Vice-Chairman)
Councillor Jas Dhot
Councillor Becky Haggard
Councillor Allan Kauffman
Councillor Carol Melvin BSc (Hons)
Councillor John Oswell (Opposition Lead)
Councillor Jagjit Singh
Councillor David Yarrow

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Contact: Anisha Teji
Tel: Telephone 01895 250636
Email: ateji@hillington.gov.uk

Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
Phase II, Civic Centre, High Street, Uxbridge, UB8 1UW

Useful information for residents and visitors

Watching & recording this meeting

You can watch the public part of this meeting on the Council's YouTube channel, live or archived after the meeting. Residents and the media are also welcome to attend in person, and if they wish, report on the public part of the meeting. Any individual or organisation may record or film proceedings as long as it does not disrupt proceedings.

Watch a **LIVE** broadcast of this meeting on the Council's YouTube Channel: *Hillingdon London*

Those attending should be aware that the Council will film and record proceedings for both official record and resident digital engagement in democracy.



It is recommended to give advance notice of filming to ensure any particular requirements can be met. The Council will provide seating areas for residents/public, high speed WiFi access to all attending and an area for the media to report. The officer shown on the front of this agenda should be contacted for further information and will be available to assist.

When present in the room, silent mode should be enabled for all mobile devices.

Travel and parking

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 via main reception and visit the security desk to sign-in and collect a visitors pass. You will then be directed to the Committee Room.

Accessibility

For accessibility options regarding this agenda please contact Democratic Services. For those hard of hearing an Induction Loop System is available for use.

Emergency procedures

If there is a FIRE, you will hear a continuous alarm. Please follow the signs to the nearest FIRE EXIT and assemble on the Civic Centre forecourt.

Lifts must not be used unless instructed by a Fire Marshal or Security Officer. In the event of a SECURITY INCIDENT, follow instructions issued via the tannoy, a Fire Marshal or a Security Officer. Those unable to evacuate using the stairs, should make their way to the signed refuge locations.



A useful guide for those attending Planning Committees

Petitions, Speaking and Councillors

Petitions – Those who have organised a petition of 20 or more people who live in the Borough, 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. The Chairman may vary speaking rights if there are multiple petitions

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 meeting works

The Planning Committees consider the more complex or controversial proposals for development and also 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 discuss 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.

How the Committee makes decisions

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. 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 dated 21 April 2021 1 - 8
- 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

PART I - Members, Public and Press

Items are normally marked in the order that they will be considered, though the Chairman may vary this. The name of the local ward area is also given in addition to the address of the premises or land concerned.

	Item	Recommendation	Page
6	Extending Written Representations in Lieu of Physical Speaking Rights	That the Committee agrees to permit those parties with valid speaking rights at planning committee meetings to continue to submit written representations in lieu of attending to speak in person, as set out in the updated Protocol.	9 - 14

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
7	59 Elm Avenue, Eastcote - 60130/APP/2020/4166	Cavendish	Erection of a residential building comprising 4 x 2-bed flats and 2 x 1-bed flats with associated bin storage and cycle provision including demolition of existing dwelling and corner drop kerb and installation of drop kerb and widening of front drop kerb. Recommendations: Refusal	15 – 40 150-160

8	77 St George's Drive, Ickenham - 12943/APP/2021/589	Ickenham	Alterations from brick to rendering, new non-openable window, installation of roller shutters in each window, installation of PV panels and replacement fence (part retrospective) Recommendations: Refusal	41 – 46 161-164
9	Telecommunications Windmill Hill, Ruislip Manor - 75613/APP/2021/1383	Manor	Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base, 3 cabinets and associated ancillary works (General Permitted Development Order 2015 for determination as to whether prior approval is required for siting and appearance) Recommendations: Approval	47 – 64 165-173
10	26 Highland Road, Northwood Hills - 49247/APP/2021/1060	Northwood Hills	Conversion of existing dwelling to 2 x 2-beds unit with associated amenity space and parking Recommendations: Refusal	65 – 78 174-179
11	2 Gatehill Road, Northwood - 10808/APP/2020/4164	Northwood Hills	Two storey side extension and two storey rear extension involving demolition of existing garage Recommendations: Approval	79 – 92 180-195

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
12	173-175 Field End Road, Eastcote - 1919/APP/2020/4231	Eastcote & East Ruislip	Conversion of existing second floor flat into 2 x 3-bed flats, involving conversion of roofspace to habitable use to include 2 x rear dormers, and addition of first floor over existing single storey element to create an additional 2-bed self- contained flat, with associated amenity space Recommendations: Approval	93 – 118 196-209

13	Haste Hill Nurseries, Fore Street, Northwood Hills - 71072/APP/2021/179	Northwood Hills	Demolition of two existing barns and the erection of two replacement structures Recommendations: Approval	119-128 210-217
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PART II - Members Only

That the reports in Part 2 of this agenda be declared not for publication because they involve the disclosure of information in accordance with Section 100(A) and Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended), in that they contain exempt information and that the public interest in withholding the information outweighs the public interest in disclosing it.

14	Enforcement Report	129-138
15	Enforcement Report	139-148

PART I - Plans for North Planning Committee – pages 149-218