



HILLINGDON  
LONDON

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# Central & South Planning Committee

**Date:** TUESDAY, 28 JUNE 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

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

**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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# 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 48 hours before the meeting date. 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

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## 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 meetings held on 24 May and 7 June 2011 (Pages 1 – 18)
- 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 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 with a Petition

	<b>Address</b>	<b>Ward</b>	<b>Description &amp; Recommendation</b>	<b>Page</b>
6	121 Cowley Road, Uxbridge  7008/APP/2010/2758	Uxbridge South;	Change of use from car sales and repair (mixed use sui generis and Class B2) to supermarket (Class A1), involving demolition of existing building and erection of single storey supermarket building, associated car parking and landscaping.  <b>Recommendation : Refusal</b>	19 - 48

### Major Applications without a Petition

	<b>Address</b>	<b>Ward</b>	<b>Description &amp; Recommendation</b>	<b>Page</b>
7	229 - 231 Yeading Lane, Hayes (now known as 1-36 (incl) 38 & 40 Cornelia Drive, Hayes)  54/APP/2000/885	Barnhill;	Demolition of existing industrial units and erection of 2 three storey blocks of flats (fronting Yeading Lane) comprising 4 one bedroom flats, 18 two bedroom flats and 3 three bedroom flats together with 14 two storey houses comprising	49 - 74

			10 three storey units and 4 four bedroom units, provision of new means of access together with associated car parking and landscaping.  <b>Recommendation : Approval of a variation to a S106 agreement dated 1/11/05.</b>	
8	Rosedale College, Wood End Green Road, Hayes  16034/APP/2011/997	Botwell;	Temporary primary school comprising 3 forms of entry, including nursery, school hall and associated offices, staff room and amenity space.  <b>Recommendation : Approval</b>	75 - 100

### **Non Major Application with a Petition**

	<b>Address</b>	<b>Ward</b>	<b>Description &amp; Recommendation</b>	<b>Page</b>
9	41 Princes Park Lane, Hayes  67590/APP/2011/299	Botwell;	Single storey rear extension.  <b>Recommendation : Refusal</b>	101 - 106
10	43 Princes Park Lane, Hayes  34778/APP/2011/302	Botwell;	Single storey side/ rear extension.  <b>Recommendation : Refusal</b>	107 - 112

### **Non Major Application without a Petition**

	<b>Address</b>	<b>Ward</b>	<b>Description &amp; Recommendation</b>	<b>Page</b>
11	BA West Maintenance Base, Heathrow Airport	Heathrow Villages;	Replacement and relocation of existing code D ground run pen with a new code F ground run pen  <b>Recommendation : Approval</b>	113 - 132
12	BA East Maintenance Base, Heathrow Airport  50462/APP/2011/342	Heathrow Villages;	Replacement of existing code E ground run pen with a new code F ground run pen.  <b>Recommendation : Approval</b>	133 - 152

	<b>Address</b>	<b>Ward</b>	<b>Description &amp; Recommendation</b>	<b>Page</b>
13	White Hart Public House, Bath Road, Harlington  4129/APP/2011/453	Heathrow Villages;	Redevelopment of site to include 2 x single storey detached buildings with associated drive through for use as A3 (Restaurants and Cafes) with associated car parking, landscaping, cycle store, bin store, ancillary sub-station and alterations to existing vehicular crossover to front (involving demolition of the existing public house).  <b>Recommendation : Approval</b>	153 - 192
14	67 Berrydale Road, Hayes  64145/APP/2011/858	Yeading;	Single storey side extension (Part-Retrospective)  <b>Recommendation : Approval</b>	193 - 202
15	Lock up Garage Site adjacent 91 Pinewood Avenue, Hillingdon  66014/APP/2009/983	Yiewsley;	Two storey three-bedroom dwelling with associated parking, involving demolition of existing garages.  <b>Recommendation : Approval</b>	203 - 228

## **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.

16	Enforcement Report	Pages 229 - 240
17	Enforcement Report	Pages 241 - 248

## **Any Items transferred from Part 1**

## **Any Other Business in Part 2**

<b>Plans for Central and South Planning Committee</b>	Pages 249 - 340
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