



HILLINGDON  
LONDON

A

# Central & South Planning Committee

**Date:** THURSDAY, 1 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

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

**This agenda and associated  
reports can be made available  
in other languages, in braille,  
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request. Please contact us for  
further information.**

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This Agenda is available online at:  
<http://lbh-modgov:9071/ieListMeetings.aspx?Cld=123&Year=2009>

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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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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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**Recording of meetings** - This is not allowed, either using electronic, mobile or visual devices.

**Mobile telephones** - Please switch off any mobile telephones and BlackBerries before the meeting.

## 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

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- 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
- 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	Botwell House Catholic Primary School Botwell Lane, Hayes 719/APP/2011/1239	Botwell	Extension, reconfiguration and refurbishment of existing three- form entry primary school.  <b>RECOMMENDATION:</b> <b>APPROVAL</b>	17 - 42

## Major Applications without a Petition

	<b>Address</b>	<b>Ward</b>	<b>Description &amp; Recommendation</b>	<b>Page</b>
7	Former C R L and Mermaid Buildings Dawley Road, Hayes 8294/APP/2010/867	Botwell	<p>Application for a new planning permission to replace an extant planning permission, in order to extend the time limit for implementation, ref:8294/APP/2005/952 dated 29/06/2005: Redevelopment of site to provide Class B1(b) and B1(c) (Business) and B8 (Storage and Distribution) uses including some trade counter uses with associated parking, servicing, access and landscaping.</p> <p><b>Deferred from C&amp;S Committee 19/04/2011</b></p> <p><b>RECOMMENDATION: APPROVAL</b></p>	43 - 80
8	452, 456, 460-470 (evens) and Rear of Bath Road, Longford 65419/APP/2010/2860	Heathrow Villages	<p>Demolition of existing buildings and structures at Nos.460-468 Bath Road and land to rear, including land currently forming part of the Abbey Business Centre, to provide a 3-5 storey 342-bedroom hotel with ancillary meeting room, bar and restaurant (Class C1), and associated plant; hard and soft landscaping; car parking including a 145 decked car park; highways and all necessary enabling works; redevelopment of No.452 Bath Road to provide 4 three-bedroom houses; retention and conversion of No.470 Bath Road into 1 one-bedroom and 1 two- bedroom apartments; and conversion of outbuilding to No.456 Bath Road into 1 two-bedroom apartment.</p> <p><b>RECOMMENDATION: APPROVAL</b></p>	81 - 154

9	Long Haul Catering Base Scylla Road, Heathrow Airport 50270/APP/2011/1422	Heathrow Villages	<p>A) Detailed planning permission for 10,194sqm (Gross External Area (GEA)) of commercial floorspace (B1c/B2/B8 Use Classes) on Plot 3 including a new access from Scylla Road and associated car parking, landscaping and ancillary works.</p> <p>B) Outline planning permission (all matters reserved) for development to provide up to 6,294sqm (GEA) of flexible B1c/B2/B8 floorspace for Plot 1 and up to 8,163sqm (GEA) of flexible B1c/B2/B8 floorspace for Plot 2 with associated car parking, landscaping and ancillary works. (Hybrid Application).</p> <p><b>RECOMMENDATION: APPROVAL</b></p>	155 - 210
10	Unit 2 (Phase 200) Riverside Industrial Estate Riverside Way, Uxbridge 47163/APP/2011/1336	Uxbridge South	<p>Change use from Class B1(c) , B2, B8 to a Class D1 (training centre) with associated alterations to internal layout including creation of new stair case, toilets, and an external plant compound at ground level, alterations to access and parking arrangements.</p> <p><b>RECOMMENDATION: APPROVAL</b></p>	211 - 230

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

	<b>Address</b>	<b>Ward</b>	<b>Description &amp; Recommendation</b>	<b>Page</b>
11	Unit 1 Cowley Mill Industrial Estate Longbridge Way, Uxbridge 29704/APP/2011/875	Uxbridge South	<p>Change of use from Class B1/B8 to Class B1/B8/D1 for use as children's soft play centre.</p> <p><b>RECOMMENDATION: REFUSAL</b></p>	231 - 240

## Non Major Application without a Petition

	<b>Address</b>	<b>Ward</b>	<b>Description &amp; Recommendation</b>	<b>Page</b>
12	The Stables Goulds Green, Hillingdon 26738/APP/2010/2554	Botwell	<p>Conversion of detached barn to rear to a three-bedroom residential unit, including 2 parking spaces and associated amenity space.</p> <p><b>RECOMMENDATION: APPROVAL</b></p>	241 - 260
13	Brunel University (Tower C) Kingston Lane, Hillingdon 532/APP/2010/2391	Brunel	<p>Creation of an area of concrete hardstanding.</p> <p><b>RECOMMENDATION: APPROVAL</b></p>	261 - 268
14	456 Bath Road, Longford 2598/APP/2011/1168	Heathrow Villages	<p>The refurbishment of Grade II listed house at 456 Bath Road, including internal alterations, as well as works to outbuilding (including refurbishment and internal and external alterations to convert this into 1 x 2-bedroom dwelling, associated hard and soft landscaping works (Application for Listed Building Consent).</p> <p><b>RECOMMENDATION: APPROVAL</b></p>	269 - 276

15	123 Uxbridge Road, Hillingdon 29448/APP/2011/639	Hillingdon East	<p>Part two storey, part single storey rear/side extension, part single storey, part two storey, part three storey front/side extension incorporating new front porch, alterations to existing elevations, installation of external staircase to side, installation of glass canopy to existing roof, installation of wheelchair ramp to front. Involving the conversion to provide a place of worship at ground and part first floor, a 2 bed self-contained unit at first floor and a 3 bed self contained unit on the second floor.</p> <p><b>RECOMMENDATION: REFUSAL</b></p>	277 - 290
16	Unit 7A, Hayes Bridge Retail Park Uxbridge Road, Hayes 67475/APP/2011/853	Townfield	<p>Application for variation of condition 4 (to extend the range of goods permitted to be sold) of planning permission ref: 51331/APP/2005/1415 dated 17/07/2005: Alterations to front, rear and side elevations to create new entrances and new enclosed service corridor.</p> <p><b>RECOMMENDATION: APPROVAL</b></p>	291 - 302
17	301 Long Lane, Hillingdon 568/APP/2011/636	Uxbridge North	<p>Variation of condition 2 (to allow use of betting shop between the hours of 09:00 hrs and 22:00 hrs) of planning permission ref. 568/APP/2010/1741 dated 17 January 2011: Change of use from Class A1 (Retail) to Class A2 (Financial and Professional Services) for use as Betting Shop.</p> <p><b>RECOMMENDATION: APPROVAL</b></p>	303 - 312

18	11 Colne Avenue, West Drayton 24766/APP/2011/800	West Drayton	Erection of a first floor side extension (involving demolition of existing chimney to side).  <b>RECOMMENDATION: APPROVAL</b>	313 - 322
19	7 Cherry Tree Avenue, Yiewsley 63027/APP/2011/1129	Yiewsley	Continued use of extended dwelling as two separate dwellings.  <b>RECOMMENDATION: REFUSAL</b>	323 - 332

## **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.

20 8 Burndell Way Hayes ENF/810/09

### **ENFORCEMENT REPORT**

**Any Items transferred from Part 1**

**Any Other Business in Part 2**

**Plans for Central and South Planning Committee**