



HILLINGDON
LONDON

A

Central & South Planning Committee

Date: TUESDAY, 20 SEPTEMBER
2011

Time: 7.00 PM

Venue: CIVIC CENTRE,
HIGH STREET,
UXBRIDGE,
MIDDLESEX
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.**

To Councillors on the Committee

John Hensley (Chairman)
Wayne Bridges
Janet Duncan
Neil Fyfe
Dominic Gilham
Richard Mills
Robin Sansarpuri
Brian Stead

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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

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A useful guide for those attending Planning Committee meetings

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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

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
- 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.

Non Major Application with a Petition

	Address	Ward	Description & Recommendation	Page
6	Land Adjacent to 135 Bourne Avenue, Hayes 13276/APP/2010/2168	Pinkwell	Two storey, two-bedroom detached dwelling with associated parking and amenity space, involving installation of vehicular crossover to front. Recommendation : Approval	13 - 36
7	212 Coldharbour Lane, Hayes 53690/APP/2011/236	Townfield	Erection of 4, three-bedroom, semi detached dwellings with associated parking and amenity space, involving installation of vehicular crossover and demolition of existing dwelling. Recommendation : Approval	37 - 56

Non Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
8	460 Uxbridge Road, Hayes 1647/APP/2011/793	Barnhill	Part change of use of 1st, 2nd and 3rd floors from Class B1 (Office) to Class D1 (Non-residential Institutions) for use as a training / further education college and installation of refuse store to rear (Part Retrospective Application). Recommendation : Refusal	57 - 70
9	691 Uxbridge Road, Hayes 30353/APP/2011/995	Botwell	Change of use from Class A1 (Retail) to Class A3 for use as restaurant, involving installation of extractor system to rear, and outdoor sitting area with block paving and folding canopy (Part Retrospective) Recommendation : Refusal	71 - 82
10	11 Russet Close, Hillingdon 67498/APP/2010/2874	Brunel	Conversion of dwelling to 1 two-bedroom and 1 bed-sit flats and conservatory to rear (Retrospective application) Recommendation : Refusal	83 - 90
11	The Co-Operative Childcare (Formerly Buffer Bear), Inglebrook, Sipson Lane, Sipson 26758/ADV/2011/50	Heathrow Villages	Erection of 1 No. non-illuminated wall mounted fascia sign on the principal elevation and 1 No. non-illuminated free standing sign. Recommendation : Approval	91 - 96
12	The Battle of Britain Bunker, RAF Uxbridge, Hillingdon Road, Uxbridge 585/APP/2011/830	Uxbridge North	Installation of one new access door into store room. Recommendation : Approval	97 - 104

	Address	Ward	Description & Recommendation	Page
13	Land Between 12 and 14 (Formerly 13 Villier Street), Villier Street, Uxbridge 36559/APP/2011/374	Uxbridge South	Erection of a two storey, two-bedroom end of terrace house. Recommendation : Approval	105 - 120
14	36 Otterfield Road, Yiewsley 4320/APP/2010/1743	Yiewsley	Installation of pitched roof to create additional level for habitable use with rear dormer and 1 front rooflight and installation of mono-pitched roof to existing two storey element to rear. Recommendation : Approval	121 - 128
15	38 Otterfield Road, Yiewsley 67185/APP/2010/1739	Yiewsley	Installation of pitched roof to create additional level for habitable use with rear dormer and 1 front rooflight and installation of mono-pitched roof to existing two storey element to rear. Recommendation : Approval	129 - 138
16	Former Honeywell Site, Trout Road, Yiewsley 35/APP/2002/2754 (Outline Application) & 335/APP/2006/2245 (Reserved Matters Application)	Yiewsley	Mixed use development comprising a new 5 hectare park, 211 residential units, an area of live/work units and/or other uses within Use Classes A1, A2, A3 (Outline Application) Recommendation : Approval of Variation of Heads of Term	139 - 148

Any Items transferred from Part 1

Any Other Business in Part 2