



HILLINGDON  
LONDON



# Central & South Planning Committee

## Councillors on the Committee

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

**Date:** TUESDAY, 1 NOVEMBER  
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,  
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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?CId=123&Year=2009>

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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

**Fire Alarm** - If there is a FIRE in the building the fire alarm will sound continuously. If there is a BOMB ALERT the alarm sounds intermittently. Please make your way to the nearest FIRE EXIT.

**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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### 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 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.

### Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Honeycroft Day Centre Honeycroft Hill, Uxbridge 6046/APP/2010/2679	Uxbridge North	Redevelopment of site to provide a two storey building, with roofspace accommodation, comprising 26 residential units with associated access, parking and amenity space (Outline application with details of access, layout and scale only).  <b>RECOMMENDATION: APPROVAL</b>	19 - 62

## Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	New Terminal 2A, South West Heathrow Airport 62360/APP/2011/2058	Heathrow Villages	<p>Construction of new building (2056sqm internal floor space at first floor level, undercroft parking beneath) southwest of terminal 2A Heathrow (Consultation under Part 18 of the Town and Country Planning (General Permitted Development) Order 1995.</p> <p><b>RECOMMENDATION: APPROVAL</b></p>	63 - 74
8	Hayes Gate House, 27 Uxbridge Road, Hayes 2385/APP/2011/1143	Townfield	<p>Application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation ref: 2385/APP/2005/3477 dated 16/6/2008- Change of use of Hayes gate house from office to hotel and conference facilities, alterations to Hayes Gate House building, erection of a freestanding three storey media centre, ancillary car parking and landscaping.</p> <p><b>RECOMMENDATION: APPROVAL</b></p>	75 - 98

9	Former NATS Headquarters Site Porters Way, West Drayton 5107/APP/2011/1723	West Drayton	Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for Phase 2, second application (89 dwellings including landscaping and associated works) of planning permission ref: 5107/APP/2009/2348 dated 01/10/2010: Proposed mixed-use redevelopment comprising: 773 dwellings; Class D1 Primary Healthcare facility including room for joint community use (up to 1085sq.m gea); Class C2.  <b>RECOMMENDATION: APPROVAL</b>	99 - 124
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### Non Major Application with a Petition

	Address	Ward	Description & Recommendation	Page
10	Yeading Junior School Carlyon Road, Hayes 17997/APP/2011/2029	Barnhill	Erection of single storey rear extension to educational premises (former caretaker's house).  <b>RECOMMENDATION: APPROVAL</b>	125 - 144
11	66 Hatch Lane Harmondsworth 19246/APP/2011/1884	Heathrow Villages	Single storey side extension (Part retrospective application).  <b>RECOMMENDATION: APPROVAL</b>	145 - 158
12	Land Rear of 22, 22A and 24 Dickens Avenue, Hillingdon 67783/APP/2011/107	Yiewsley	2 x two storey, 2-bed, semi-detached dwellings with associated parking and amenity space and installation of vehicular crossover.  <b>RECOMMENDATION: APPROVAL</b>	159 - 180

## Non Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
13	3 Black Road Close, Hayes 31283/APP/2011/1486	Botwell	Single storey outbuilding to rear for use as a gym and store involving part demolition of existing outbuilding (Part-retrospective) (Resubmission)  <b>RECOMMENDATION: APPROVAL</b>	181 - 192
14	Hayes Library Golden Crescent, Hayes 6652/APP/2011/1989	Botwell	Application for change of use from Public Library (Class D1) to residential dwellings (Class C3), including associated internal alterations, external landscaping works, changes to access and parking arrangements.  <b>RECOMMENDATION: APPROVAL</b>	193 - 216
15	4 Sedgwick Avenue, Hillingdon 57754/APP/2011/38	Hillingdon East	Conversion of existing dwelling to form 1 x studio flat and 1 x 2 bed flat with associated parking and amenity space (Part Retrospective)  <b>RECOMMENDATION: REFUSAL</b>	217 - 226
16	14 Coronation Road, Hayes 12026/APP/2010/1945	Pinkwell	Application for variation of condition 3 (to allow the use of the garage for purposes incidental to the enjoyment of the dwelling house) of planning permission ref: 12026/APP/2004/2734 dated 25/05/2005: Erection of a single storey detached garage at the end of the rear garden.  <b>RECOMMENDATION: REFUSAL</b>	227 - 234

17	33 Silverdale Gardens, Hayes 10680/APP/2011/2338	Townfield	Alteration to roof pitch and front elevation of side extension as amendment to planning permission ref: 10680/APP/2006/1365 dated 04/07/2006 (Part retrospective application)  <b>RECOMMENDATION: APPROVAL</b>	235 - 244
18	Land Rear of Montague Passage and Adjacent to 1 and 2 Iffley Close, Uxbridge 67688/APP/2011/685	Uxbridge North	Erection of a two storey block of four flats with associated car parking and landscaping.  <b>RECOMMENDATION: APPROVAL</b>	245 - 266
19	Former Cape Boards Site Iver Lane, Cowley 751/APP/2011/272	Uxbridge South	Erection of two detached single storey buildings for the use of light industrial and offices with associated parking (Retrospective application).  <b>RECOMMENDATION: APPROVAL</b>	267 - 286



**Any Items transferred from Part 1**

**Any Other Business in Part 2**

**Plans for Central and South Planning Committee**