



HILLINGDON  
LONDON

A

# Central & South Planning Committee

**Date:** **TUESDAY,  
22 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

## To 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

**This agenda and associated  
reports can be made available  
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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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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 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.

### Major Applications without a Petition

	<b>Address</b>	<b>Ward</b>	<b>Description &amp; Recommendation</b>	<b>Page</b>
6	Former Belmore Allotment Site, Burns Close, Hayes  68069/APP/2011/2309	Barnhill	<p>Redevelopment of former allotment site to accommodate a residential development of 79 dwellings (13 x 2 storey houses, 1 x 2 storey flatted block containing 24 dwellings, 1 x 2 storey flatted block containing 28 dwellings, and 1 x 2 storey block containing 14 supported housing units), associated landscaping, boundary treatment, parking and access arrangements.</p> <p><b>Recommendation : Approval, subject to a Statement of Intent.</b></p>	11 - 52
7	485 Bath Road, Longford 542/APP/2011/586	Heathrow Villages	<p>Erection of 127 bedroom hotel with associated bar, restaurant, meeting rooms, car parking, access and landscaping. (Application to replace extant planning permission ref: 542/APP/2007/3865 dated 20/03/2008).</p> <p><b>Recommendation : Approval, subject to a S106 agreement.</b></p>	53 - 80

	<b>Address</b>	<b>Ward</b>	<b>Description &amp; Recommendation</b>	<b>Page</b>
8	Sainsbury's, York Road, Uxbridge 34439/APP/2011/738	Uxbridge North	<p>Alterations and extensions to existing store consisting of an additional 5,059 sq.m (gea) two storey extension accommodating retail floorspace, café and children's learning unit; alterations and reconfiguration of access and car parking including the creation of a car parking deck; ancillary plant, equipment and associated landscaping.</p> <p><b>Recommendation : Approval, subject to a S106 agreement.</b></p>	81 - 116
9	Former Nation Air Traffic Services Site (NATS) Headquarters, Porters Way, West Drayton 5107/APP/2011/2498	West Drayton	<p>Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for Phase 2, third application (Class C2 Nursing Home 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; Class C2 Nursing Home (up to 3630sqm gea); Classes A1-A3 Shop units to complement Mulberry Parade (up to 185sqm gea, depending on size of Primary Healthcare facility); Class B1 Business units including site management office (up to 185sqm gea); Energy Centre (up to 220sqm gea) with combined heat and power unit; foul water pumping station; associated access roads from Porters Way (and excluding all access including pedestrian and bicycle access from Rutters Close); 1085 car parking spaces; cycle parking; public open space areas; cycleways and footpaths; and landscaping works.</p> <p><b>Recommendation : Approval</b></p>	117 - 142

## Non Major Application with a Petition

	<b>Address</b>	<b>Ward</b>	<b>Description &amp; Recommendation</b>	<b>Page</b>
10	Unit 5, The Arena, Stockley Park, Stockley Road, West Drayton  68015/APP/2011/2074	Botwell	Change of use from class A1 to a mixed use class A1/A3 coffee shop and Installation of 1x internally illuminated facia sign and 1x internally illuminated projecting sign.  <b>Recommendation : Approval</b>	143 - 152
11	Unit 5, The Arena, Stockley Park, Stockley Road, West Drayton  68015/ADV/2011/71	Botwell	Installation of 1x internally illuminated facia sign and 1 non-illuminated projecting sign.  <b>Recommendation : Approval</b>	153 - 158
12	61 Adelphi Crescent, Hayes  60953/APP/2011/1214	Charville	Conversion of dwelling to 1, two-bedroom flat and 1 studio flat, part two storey, part single storey side extension and single storey rear extension, involving demolition of existing detached garage to side and alterations to front.  <b>Recommendation : Approval</b>	159 - 176
13	St Dunstans Church Hall, Carfax Road, Hayes 64608/APP/2011/1280	Pinkwell	Variation of condition 7 (to allow for longer opening hours) of planning permission ref. 64608/APP/2010/2229 dated 18/01/2011 (Two storey building for use as church hall with associated parking and amenity space, involving demolition of existing building and alterations to existing vehicular crossover to front).  <b>Recommendation : Approval</b>	177 - 196
14	Colne Park House, 1 Colham Mill Road, West Drayton 44248/APP/2011/2028	West Drayton	Alterations and extensions to existing premises, including additional third storey, extension over rear of the site, alterations to parking, access and landscaping as well as new boundary treatment. Change of use from an opticians with a dispensary (Class A1) to mixed use development	197 - 220

			accommodating Class D1 (non-residential institution) 408sqm of space used as Community and Educational Centre and Place of Worship, as well as 2 residential flats (Class C3) at upper level.	
			<b>Recommendation : Refusal</b>	

## Non Major Application without a Petition

	<b>Address</b>	<b>Ward</b>	<b>Description &amp; Recommendation</b>	<b>Page</b>
15	Brunel University, Kingston Lane, Hillingdon  532/APP/2011/1744	Brunel	Installation of 8 x Solar Panels (2m x 1m) on the flat roof of Saltash Residence Block.  <b>Recommendation : Approval</b>	221 - 228
16	1 Westfield Cottages, Sipson Lane, Harlington 67100/APP/2011/367	Heathrow Villages	Two storey side extension, involving raising the ridge height of the existing barn/store roof and conversion of attached barns/stores to habitable accommodation (works involve demolition of unauthorised single storey side extension and external alteration works).  <b>Recommendation : Approval</b>	229 - 248
17	9 Lodge Close, Cowley  61365/APP/2011/2084	Uxbridge South	Single storey rear extension.  <b>Recommendation : Approval</b>	249 - 260

## 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.

18 Enforcement Report Page 261 - 268

### Any Items transferred from Part 1

### Any Other Business in Part 2

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