



HILLINGDON
LONDON



Central & South Planning Committee

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

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

**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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Contact: Gill Brice
Tel: 01895 250693
Fax: 01895 277373
democratic@hillington.gov.uk

This Agenda is available online at:
<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=123&Year=2011>

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW
www.hillingdon.gov.uk



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

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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.

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	Former Belmore Allotment Site, Burns Close, Hayes 68069/APP/2011/2309	Barnhill	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. Recommendation : Approval, subject to a Statement of Intent.	11 - 52
7	485 Bath Road, Longford 542/APP/2011/586	Heathrow Villages	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). Recommendation : Approval, subject to a S106 agreement.	53 - 80

	Address	Ward	Description & Recommendation	Page
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>Recommendation : Approval, subject to a S106 agreement.</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>Recommendation : Approval</p>	117 - 142

Non Major Application with a Petition

	Address	Ward	Description & Recommendation	Page
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 fascia sign and 1x internally illuminated projecting sign. Recommendation : Approval	143 - 152
11	Unit 5, The Arena, Stockley Park, Stockley Road, West Drayton 68015/ADV/2011/71	Botwell	Installation of 1x internally illuminated fascia sign and 1 non-illuminated projecting sign. Recommendation : Approval	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. Recommendation : Approval	159 - 176
13	St Dunstons 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). Recommendation : Approval	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. Recommendation : Refusal	
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Non Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
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. Recommendation : Approval	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). Recommendation : Approval	229 - 248
17	9 Lodge Close, Cowley 61365/APP/2011/2084	Uxbridge South	Single storey rear extension. Recommendation : Approval	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

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Any Items transferred from Part 1

Any Other Business in Part 2

Plans for Central and South Planning Committee

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