



HILLINGDON  
LONDON



# North Planning Committee

**Date:** THURSDAY, 23 JUNE 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

Eddie Lavery (Chairman)  
Alan Kauffman (Vice-Chairman)  
David Allam  
Jazz Dhillon  
Michael Markham  
Carol Melvin  
David Payne  
John Morgan

**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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# 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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### 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 meetings held on 19 May 2011 and 2 June 2011
- 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 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	Former Reindeer Public House, Maxwell Road, Northwood  18958/APP/2011/873	Northwood	Erection of a part two, part three, part four storey building comprising 12 flats, with associated surface and basement car parking, secured cycle parking, bin store and alterations to vehicular access.  <b>Recommendation: Approval subject to a Section 278 Agreement</b>	15 - 60

## Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	Southbourne Day Centre, 161 Elliott Avenue, Ruislip  66033/APP/2011/918	Cavendish	Reserved matters (details of appearance and landscaping) in compliance with condition 2 of outline planning permission ref: 66033/APP/2009/ 1060 dated 29/10/2010: Erection of a two storey building to provide 23 one and two-bedroom apartments, together with associated parking, involving the demolition of existing day centre building.  <b>Recommendation: Approval</b>	61 - 78

## Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
8	Land Rear Of 74 Hallowell Road, Northwood  67679/APP/2011/651	Northwood	Installation of railway only communications site comprising a 20 metre high monopole, with a 1 metre high lightning finale, 0.75 metre high ground frame (total height 21.75 metres), radio equipment cabin and equipment on the railway land south of Northwood Station Underground Car-park.  <b>Recommendation: Refusal</b>	79 - 90

## Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	41, The Chase, Eastcote  67626/APP/2011/412	Eastcote & East Ruislip	Erection of a part two storey side extension, single storey rear extension and conversion of integral garage to habitable use.  <b>Recommendation: Approval</b>	91 - 100

10	The Stables, Manor Farm Complex, Pinn Way, Ruislip  38669/APP/2011/982	Eastcote & East Ruislip	Installation of new doors and windows.  <b>Recommendation: Approval</b>	101 - 108
11	The Stables, Manor Farm Complex, Pinn Way, Ruislip  38669/APP/2011/923	Eastcote & East Ruislip	Installation of new doors and windows. (Application for Listed Building Consent).  <b>Recommendation: Approval</b>	109 - 116

## Part 2 - Members Only

The reports listed below are not made public because they contain confidential or exempt information under paragraph 6 of Par 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended.

	Address	Ward	Description & Recommendation	Page
12	ENFORCEMENT REPORT			117-122

**Plans for North Planning Committee**

**123-200**