



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY, 14 JULY 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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This Agenda is available online at:
<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=116&Year=2011>

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INVESTOR IN PEOPLE

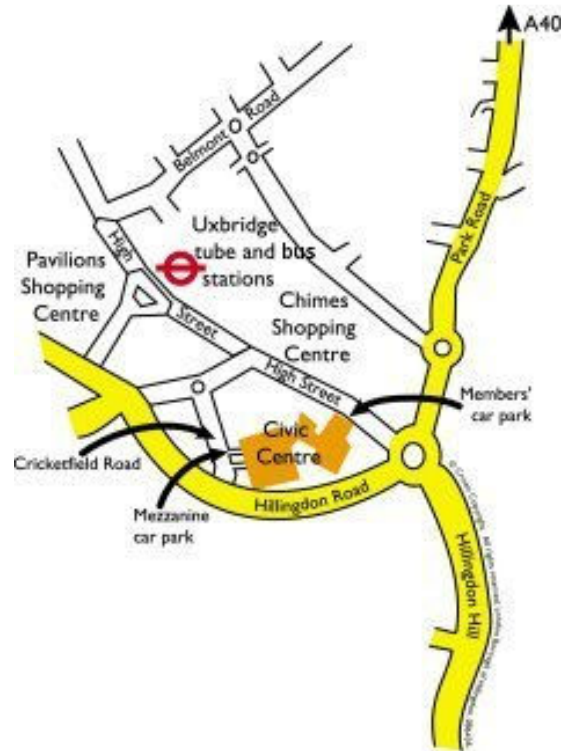
Useful information

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.

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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

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 held on 23 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	Highgrove House, Eastcote Road, Ruislip 10622/APP/2010/1822	Eastcote & East Ruislip;	Variation of Condition 3 / Minor material amendment to planning permission ref: 10622/APP/2009/2504 dated 11/02/2010: Refurbishment and conversion of listed building to 12 residential units and erection of 4 two-bedroom mews dwelling houses and associated works (time extension of planning permission ref: 10622/APP/2006/2490 dated 11/01/2007) to allow alterations to the siting and design of the two blocks of mews housing (Retrospective application). Recommendation: Approval	7 - 34

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	Land at 216 Field End Road, Eastcote, 6331/APP/2010/2411	Cavendish ;	Erection of a part three storey, part four storey building comprising a ground floor Class A1 (Retail) unit and 3, one-bedroom flats and 8, two-bedroom flats above with first floor rear roof garden and third floor terrace on front elevation. Recommendation: Approval	35 - 74
8	RAF Eastcote, Lime Grove, Ruislip 10189/APP/2011/1119	Eastcote & East Ruislip;	Erection of a glazed conservatory at Plot 296. (Amendment to reserved matters approval ref: 10189/APP/2007/3046 dated 31/03/2008 - residential development) Recommendation: Approval	75 - 88

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
9	12 Eastbury Road, Northwood, 1901/APP/2011/174	Northwood ;	Erection of part first floor rear/side extension, alterations to rear elevation to include removal of single storey rear roof, installation of ramps to West elevation and East elevation and external staircase to side. Recommendation: Refusal	89 - 102
10	26 Acre Way, Northwood 67605/APP/2011/358	Northwood Hills;	Retention of a single storey detached outbuilding to rear Recommendation: Refusal	103 - 108

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
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11	RAF Eastcote, Lime Grove, Ruislip 10189/APP/2007/3383	Eastcote & East Ruislip;	Variation of condition 40 (to remove the requirement for traffic signals on Eastcote Road and on the intersection of Eastcote Road and Fore Street) of outline planning permission ref:10189/APP/2004/1781 dated 09/03/2006 'redevelopment for residential purposes at a density of up to 50 dwellings per hectare, including affordable housing, live-work units, a community facility and open space ' Recommendation: The application be deferred for determination by the Head of Planning, Trading Standards and Environmental Protection under delegated powers	109 - 116
12	39 Wentworth Drive, Eastcote 7038/APP/2011/946	Eastcote & East Ruislip;	Single storey rear extension. Recommendation: Approval	117 - 124
13	Land O/S Sorting Office Junction East Way and Park Way, Ruislip 59076/APP/2011/1406	Manor;	Replacement of existing 12.5 metre high monopole mobile phone mast with a 12.5 metre high monopole mobile phone mast, replacement equipment cabinet and ancillary works (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.) Recommendations: 1. That prior approval of siting and design is required. 2. The details of siting and design are refused.	125 - 132
14	Mount Vernon Treatment Centre, Rickmansworth Road, Northwood 3807/APP/2011/1031	Northwood ;	Installation of exhaust flues to north elevation Recommendation: Approval	133 - 140

Other

15	S106 Quarterly Monitoring Report		Up to 31 March 2011	Page 141 - 150
16	Any Items Transferred from Part 1			
17	Any Other Business in Part 2			

Plans for North Planning Committee