



HILLINGDON  
LONDON



# North Planning Committee

**Date:** THURSDAY, 25 AUGUST  
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

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Published: Wednesday, 17 August 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

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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 previous meeting - 14 July 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 without a Petition

	Address	Ward	Description & Recommendation	Page
6	Bishop Ramsey Church of England School, Eastcote Road, Ruislip  19731/APP/2006/1442	Eastcote & East Ruislip	Redevelopment of site to provide 35 residential units (outline application - means of access only)  <b>Recommendation: Approval of variation to S106 Agreement</b>	17 - 54
7	Day Centre - Plot 1, Acol Crescent, Ruislip  65847/APP/2011/1132	South Ruislip	Erection of a two storey building to provide 14 one- bedroom, supported housing units together with ancillary office accommodation, landscaping and parking (involving demolition of existing buildings).  <b>Recommendation: Approval of S106 agreement / Statement of Intent</b>	55 - 90

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## Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
8	22 The Avenue, Ickenham  67376/APP/2010/2483	Ickenham	Erection of a two storey detached, six-bedroom dwelling with habitable roofspace (involving demolition of existing dwelling).  <b>Recommendation: Approval</b>	91 - 110
9	22 The Avenue, Ickenham  67376/APP/2010/2487	Ickenham	Demolition of existing dwelling (Application for Conservation Area Consent.)  <b>Recommendation: Approval</b>	111 - 120
10	1-2 Bell Close, Ruislip  63635/APP/2011/909	Manor	Erection of a three storey building to include 3, one-bedroom and 6, two-bedroom flats and 2 light Industrial units (Use Class B1c), involving demolition of existing single storey building.  <b>Recommendation: Refusal</b>	121 - 144
11	15 Moor Park Road, Northwood  314/APP/2011/1151	Northwood	Part two storey, part single storey side/rear extension, conversion of roofspace to habitable use to include 3 x rear dormers involving alterations to side and demolition of existing attached garage to side.  <b>Recommendation: Refusal</b>	145 - 152
12	2 Hilliard Road, Northwood  34684/APP/2011/359	Northwood Hills	Conversion of existing end terrace house into 2, two-bedroom flats, involving part single storey, part two storey rear extension, first floor side extension, and partial conversion of existing attached garage to side to habitable use.  <b>Recommendation: Refusal</b>	153 - 168

## Non Major Applications without a Petition

	<b>Address</b>	<b>Ward</b>	<b>Description &amp; Recommendation</b>	<b>Page</b>
13	12 Kewferry Road, Northwood  33988/APP/2011/684	Northwood	Single storey front extension.  <b>Recommendation: Refusal</b>	169 - 174
14	Builders Yard, Joel Street, Northwood  16194/APP/2010/2780	Northwood Hills	Retention of boundary fence.  <b>Recommendation: Approval</b>	175 - 182

15 Any Items Transferred from Part 1

16 Any Other Business in Part 2