



HILLINGDON  
LONDON



# North Planning Committee

**Date:** TUESDAY, 4 OCTOBER  
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  
John Morgan  
David Payne

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Published: Monday, 26 September 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

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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 - 25 August 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.

### Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	39 Highfield Drive, Ickenham  67201/APP/2010/1803	Ickenham	Erection of a 6 bedroom single family dwelling involving demolition of the existing dwelling.  <b>Recommendation: Refusal</b>	7 - 16
7	Land at 30-32 Chester Road, Northwood  13800/APP/2011/1140	Northwood	Demolition of 30 - 32 Chester Road and development of Residential Care Home, alterations to access and associated landscaping (Resubmission)  <b>Recommendation: Approval</b>	17 - 46

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## Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	Harefield Hospital, Hill End Road, Harefield  9011/APP/2011/1603	Harefield	Single storey Hospital Ward with associated plant and storage buildings and associated works for a period of three years.  <b>Recommendation: Approval</b>	47 - 62
9	Harefield Hospital Bowling Club, Hill End Road, Harefield  46815/APP/2010/1826	Harefield	Erection of a single storey side extension with access ramp and new door to existing clubroom, to provide new changing facilities (involving demolition of existing changing room building and outbuildings).  <b>Recommendation: Approval</b>	63 - 74
10	William Old Centre, Ducks Hill Road, Northwood  67902/APP/2011/1594	Northwood	Change of use of ground floor from Use Class B1(a) (Offices) to D1 (Non-Residential Institutions) for use as a health clinic involving alterations to rear elevation  <b>Recommendation: Approval</b>	75 - 86
11	Land rear of Northwood Boys Club, 54 Hallowell Road, Northwood  67999/APP/2011/2021	Northwood	Installation of railway only communications site comprising of 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 Carpark and rear of the Northwood Boys Club (E.509381 N.191136).  <b>Recommendation: Approval</b>	87 - 98

12	Land adjacent to Halfords and opposite 777 Field End Road, Ruislip  67973/ADV/2011/59	South Ruislip	Installation of 6m x 3m advertisement hoarding on 1m high base.  <b>Recommendation: Approval</b>	99 - 104
13	Land opposite junction of Queens Walk, Victoria Road Ruislip  67976/ADV/2011/61	South Ruislip	Installation of 6m x 3m billboard on 1m high base.  <b>Recommendation: Approval</b>	105 - 110

14 Any Items Transferred from Part 1

**Plans for North Planning Committee**

**Pages 111 - 173**