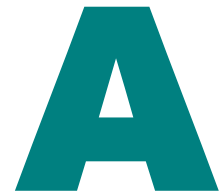




HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 25 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)
Allan Kauffman (Vice-Chairman)
David Allam
Jazz Dhillon, Labour Lead
Michael Markham
Carol Melvin
John Morgan
David Payne

**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.**

Published: Monday, 17 October 2011

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This Agenda is available online at:
<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=116&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

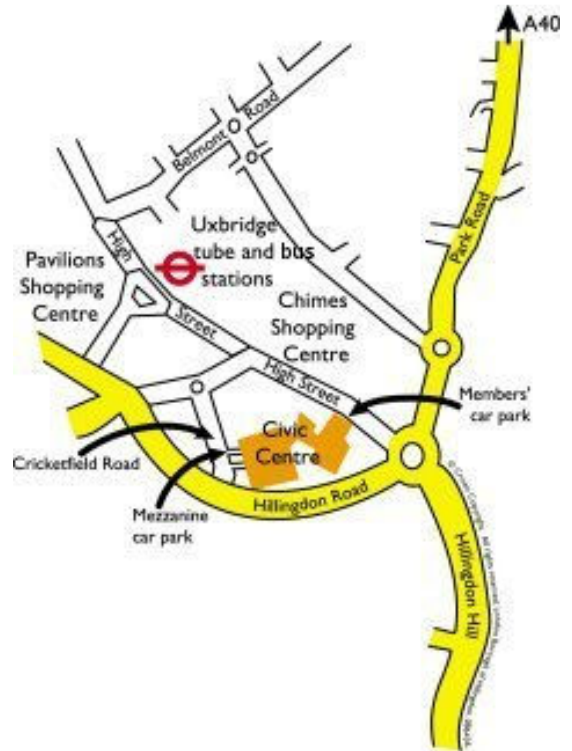
Useful information

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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Recording of meetings - This is not allowed, either using electronic, mobile or visual devices.

Mobile telephones - Please switch off any mobile telephones and BlackBerries before the meeting.

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 meetings held on 15 September 2011 & 4 October 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 dwellinghouses 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	23 - 54

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	Former RAF Eastcote, Lime Grove, Ruislip, 10189/APP/2011/1724	Eastcote & East Ruislip	Replacement of one 5 Bedroom dwelling (type 2000 D) with an alternative 5 bedroom dwelling at plot 314. (Amendment to reserved matters approval ref: 10189/APP/2007/3046 dated 31/03/2008) Recommendation: Approval	55 - 68
8	Pylon Farm, Newyears Green Lane, Harefield, 12579/APP/2011/1991	Harefield	Variation of condition 1 of planning permission ref: 12579/APP/2006/673 dated 18/08/2006 to allow continued use of the land as an organic composting site. (Section 73 application) Recommendation: Approval	69 - 88
9	Land Adjacent to Compost Maturation Site at Pylon Farm, Newyears Green Lane, Harefield, 12579/APP/2011/1992	Harefield	Variation of condition 2 of planning permission ref: 12579/APP/2006/1524 dated 18/08/2006 to allow the continued use of the land as an organic composting site for a period of 12 months. (Section 73) Recommendation: Approval	89 - 108

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
10	The Swan Public House, Breakspear Road North, Harefield, 18239/APP/2011/1586	Harefield	Demolition of existing two-storey detached building (Application for Conservation Area Consent). Recommendation: Refusal	109 - 116

11	The Swan Public House, Breakspear Road North, Harefield, 18239/APP/2011/1588	Harefield	Two storey detached building to contain 6, two-bedroom, self contained flats with associated parking and amenity space and alterations to existing vehicle crossover to front, (involving demolition of existing building). Recommendation: Refusal	117 - 140
12	130 Pinner Road, Northwood, 6149/APP/2011/1742	Northwood Hills	Change of use from retail (Use Class A1) to Hot Food Take-away (Use Class A5) involving the installations of an extractor duct to side and refuse store to rear. Recommendation: Refusal	141 - 152
13	24 Eastbury Road, Northwood, 19305/APP/2011/1584	Northwood	Erection of part ground floor, part first floor, part two storey side/rear extensions and extension and alteration of the roof, including a new rear gable, enlarged rear dormer, installation of new window on existing rear gable and five front and one rear rooflights and internal and external alterations, including the re-location of the front entrance to allow change of use of property from day care centre (Class D1) to provide 2 three-bedroom and 3 two-bedroom flats (Class C3), including alteration of rear terraces, front ramp, bin and cycle stores and associated parking, access and landscaping (involving demolition of existing extensions, external side staircase and front ramp) Recommendation: Approval	153 - 182

14	Pembroke House, 5-9 Pembroke Road, Ruislip, 38324/APP/2011/786	West Ruislip	Part conversion from retail/offices (Use Class A1/B1) to 6 x two-bedroom flats and 3 x three-bedroom flats with associated parking, amenity space, cycle store and bin store, installation of balconies to front and rear, alterations to elevations, new fenestration to upper floors, demolition of existing external fire escape, alterations to existing vehicular crossover and removal of existing plant on roof. Recommendation: Approval	183 - 204
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Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
15	67 Eastcote Road, Ruislip, 32752/APP/2011/1685	Eastcote & East Ruislip	Part two storey, part single storey rear extension with 3 rooflights involving demolition of conservatory to rear. Recommendation: Approval	205 - 214
16	106 Field End Road, Eastcote, 11104/APP/2011/334	Eastcote & East Ruislip	Change of use from retail (Use Class A1) to restaurant/Cafe (Use Class A3) and installation of flue to side. Recommendation: Approval	215 - 226
17	109 Field End Road, Eastcote, 12666/APP/2011/1044	Eastcote & East Ruislip	Change of use to from Use Class A1 (Shops) to Use Class A5 (Hot Food Take-away) Recommendation: Approval	227 - 236
18	Land Adjacent to Compost Maturation Site at Pylon Farm, Newyears Green Lane, Harefield, 12579/APP/2011/1993	Harefield	Variation of condition 1 of planning permission ref 12579/APP/2007/534 dated 24/05/2007 to allow retention of the existing drainage lagoon for a period of 12 months. (Section 73 application) Recommendation: Approval	237 - 252

19	Land Forming Part of 66 Long Lane, Ickenham, 49805/APP/2011/1811	Ickenham	Two storey 5-bed detached dwelling with habitable roofspace, associated parking and amenity space, involving installation of vehicular crossover. Recommendation: Approval	253 - 276
20	Unit 3, Ruislip Retail Park, Victoria Road, Ruislip, 43510/APP/2011/1343	South Ruislip	Variation of condition 6, (to remove restrictions on the sales of goods), of planning permission ref. 43510/APP/2010/1979 dated 10/02/2011: Construction of a 1,810 sq.m mezzanine within Unit 3, Ruislip Retail Park. Recommendation: Approval	277 - 296
21	Unit 3, Ruislip Retail Park, Victoria Road, Ruislip, 43510/APP/2011/1344	South Ruislip	Variation of condition 11 (to remove restrictions on the sales of fancy goods) of planning permission Ref: 43510/APP/2000/2485 dated 14/03/2003: (Refurbishment of existing retail units, with new cladding on all elevations, new covered walkway on northern frontage (facing Victoria Road) and changes to service arrangements and car parking with enhanced frontage landscaping, incorporating disused service road. Recommendation: Approval	297 - 314

Other

	Address			Page
22	S106 Quarterly Monitoring Report - up to 30 June 2011			315 - 324
23	Any Items Transferred from Part 1			

24	Any Other Business in Part 2
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Plans for North Planning Committee