



HILLINGDON  
LONDON



# North Planning Committee

**Date:** THURSDAY,  
17 NOVEMBER 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 - Labour Lead  
Jazz Dhillon  
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:** Wednesday, 9 November 2011

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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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# 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 - to follow
- 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	South Ruislip Library, Plot A, Victoria Road, Ruislip  67080/APP/2010/1419	South Ruislip	Erection of a three storey building to provide for a new library, adult learning facilities, florist shop, 10 one-bedroom flats, together with associated parking and external works (involving demolition of existing library building).  <b>Recommendation : Deed of Variation to S106 Agreement determined at Committee 26<sup>th</sup> August 2010</b>	1 - 48
7	South Ruislip Library Plot B, Victoria Road, Ruislip  67080/APP/2010/1420	South Ruislip	Erection of a part three and a half, part four storey block and a three storey block comprising a total of 19 one-bedroom and 12 two-bedroom flats, together with associated parking and amenity space  <b>Recommendation : Deed of Variation to S106 Agreement determined at Committee 19<sup>th</sup> May 2011</b>	49 - 94

## Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
8	Land adjoining 12 Gladsdale Drive, Eastcote - 65761/APP/2011/1645	Eastcote & East Ruislip	Erection of a single storey, detached, two-bedroom dwelling with associated amenity space and parking  <b>Recommendation : Refusal</b>	95 - 108
9	Land at Crows Nest Farm, Breakspear Road South, Harefield  1113/APP/2011/1020	Harefield	Detached storage building to be used for the processing and storage of bio fuel and compost  <b>Recommendation : Refusal</b>	109 - 122
10	39 Highfield Drive, Ickenham  67201/APP/2010/1803	Ickenham	Demolition of existing dwelling and erection of new 6 bedroom dwelling  <b>Recommendation : Approval</b>	123 - 138
11	85 Hallowell Road, Northwood  40255/APP/2011/1961	Northwood	Raising of roof to allow conversion of roof space to habitable use to include 2 front rooflights and conversion of roof from hip to gable end at rear and at side with 4 new gable end windows and Juliette balcony involving alterations to chimney stack (Part Retrospective)  <b>Recommendation : Refusal</b>	139 - 146
12	87 Hallowell Road, Northwood  19363/APP/2011/1963	Northwood	Raising of roof to allow conversion of roof space to habitable use to include 2 front rooflights and conversion of roof from hip to gable end at rear and at side with 4 new gable end windows and Juliette balcony involving alterations to chimney stack (Part Retrospective)  <b>Recommendation : Refusal</b>	147 - 154

	<b>Address</b>	<b>Ward</b>	<b>Description &amp; Recommendation</b>	<b>Page</b>
13	439 Victoria Road, Ruislip  67990/APP/2011/1964	South Ruislip	Change of use of No. 439 Victoria Road from Use Class A1 (Shop) to Use Class A5 (Hot food takeaway) and installation of extractor duct to rear of Nos. 441/441A Victoria Road.  <b>Recommendation : Refusal</b>	155 - 166

### **Non Major Applications without a Petition**

	<b>Address</b>	<b>Ward</b>	<b>Description &amp; Recommendation</b>	<b>Page</b>
14	Land between Rugby Club and Sacred Heart School, West End Road, Ruislip  68092/APP/2011/2408	Manor	Conversion of open land into parking area.  <b>Recommendation : Approval</b>	167 - 184

### **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.

15	Enforcement Report	Pages	185 - 190
16	Enforcement Report	Pages	191 - 198
17	Enforcement Report	Pages	199 - 206

Any Items Transferred from Part 1

Any Other Business in Part 2

<b>Plans for North Planning Committee</b>	Pages	207 - 260
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