



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 20 DECEMBER
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
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large print or on audio tape on
request. Please contact us for
further information.**

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A useful guide for those attending Planning Committee meetings

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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 17 November 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	Demolition of existing property and the erection of a two storey, with rooms in roofspace, six bedroom detached dwelling. Recommendation: Approval	11 - 26
7	47 Copse Wood Way, Northwood 18371/APP/2011/2505	Northwood	Two storey, 4-bed detached dwelling with habitable roofspace and basement with associated amenity space and parking, involving demolition of existing detached dwelling Recommendation: Approval	27 - 48

8	18 Ducks Hill Road, Northwood 272/APP/2010/2564	Northwood	Erection of a detached golf training facility (Class D2 use - assembly and leisure.) Recommendation: Refusal	49 - 60
9	Orenda and 68 Thirlmere Gardens, Northwood 59962/APP/2011/2101	Northwood	7 x two storey, 3-bed, terraced dwellings with habitable roofspace with associated parking and amenity space and installation of vehicle crossover to front involving demolition of 2 existing detached dwellings Recommendation: Approval	61 - 82
10	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, alterations to elevations, new fenestration to upper floors, demolition of existing external fire escape and alterations to existing vehicular crossover. "Deferred from North Committee 25 October 2011" Recommendation: Approval	83 - 104

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
11	Land forming part of 90 Exmouth Road, Ruislip 67944/APP/2011/2742	Cavendish	Conversion of 1 x 4-bed dwelling into 2 x two storey 2-bed dwellings with associated amenity space and parking involving part two storey, part single storey rear and side extension (Resubmission). Recommendation: Refusal	105 - 114

12	The Hallmarks, 146 Field End Road, Eastcote 3016/APP/2010/2159	Eastcote & East Ruislip	Change use from Class A2 (Financial and Professional Services) to Class D1 (Non- Residential Institutions) for use as a Education Institute. Recommendation: Refusal	115 - 126
13	22 Cranbourne Road, Northwood 64691/APP/2011/2064	Northwood Hills	Single storey side/rear extension involving alterations to front. Recommendation: Approval	127 - 136

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.

14 Enforcement Report

Pages 137 - 142

Plans for North Planning Committee

Pages 143 - 212