



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 10 JANUARY
2012

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
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large print or on audio tape on
request. Please contact us for
further information.**

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Useful information

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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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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 the meeting - 6 December 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 | Land at Willow Farm, Jackets Lane, Harefield - 57685/APP/2011/1450 | Harefield | Permanent use of the land as gypsy and traveller caravan site. Recommendation: Refusal | 13 - 36 |
| 7 | Oakwood, Catlins Lane, Pinner - 67139/APP/2011/2005 | Northwood Hills | Part two storey, part single storey rear/side extension and single storey detached garage to side/rear involving demolition of existing detached garage to side. Recommendation: Approval | 37 - 52 |

Non Major Applications without a Petition

| | Address | Ward | Description & Recommendation | Page |
|----|---|-------------------------|---|---------|
| 8 | 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 | 53 - 62 |
| 9 | Land at Junction of Field End Road, High Road, Pinner - 59310/APP/2010/2005 | Eastcote & East Ruislip | Replacement of the existing O2, 17.5m high streetworks pole with a 17.5m high streetworks pole, complete with three dual user antennas within a shroud, an associated radio equipment cabinet and development ancillary. Recommendation: Approval | 63 - 76 |
| 10 | Highways Land at Roundabout, Junction off Park Avenue and Kings College Road, Ruislip - 61954/APP/2011/2925 | Eastcote & East Ruislip | Installation of a 14.8m high telecommunications monopole, associated equipment cabinet and ancillary developments works (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended). Recommendation: (A) Prior approval of siting and design is required (B) Details of siting and design are refused | 77 - 86 |

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|----|--|-----------------|--|---------|
| 11 | Footway Adjacent to Autocentre Northwood, Pinner Road, Northwood - 67084/APP/2011/2897 | Northwood Hills | Installation of a 15m high telecommunications pole, associated equipment cabinet and ancillary developments works (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended). Recommendation: Refusal | 87 - 98 |
|----|--|-----------------|--|---------|

Other

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|----|--|--|----------|
| 12 | S106 Quarterly Monitoring Report - up to 30 September 2011 | | 99 - 110 |
| 13 | Any Items Transferred from Part 1 | | |
| 14 | Any Other Business in Part 2 | | |