



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY
2 FEBRUARY 2012

Time: 7.00 PM

Venue: COMMITTEE ROOM 5
CIVIC CENTRE
HIGH STREET
UXBRIDGE
UB8 1UW

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

**Meeting
Details:** Members of the Public and
Press are welcome to attend
this meeting

**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.**

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This Agenda is available online at:
<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=116&Year=2012>

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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.

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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

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
- 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	Kings College Playing Fields Kings College Road Ruislip 2414/APP/2011/2661	Eastcote & East Ruislip	Construction of an all-weather, sand dressed multi purpose sports playing pitch, with associated floodlighting and fencing. Recommendation : Refusal	19 - 70

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
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. Deferred from North Planning Committee on 4th October 2011 Recommendation : Would have been approved had an appeal not been received.	71 - 100

	Address	Ward	Description & Recommendation	Page
8	41 Joel Street Northwood 22761/APP/2011/2735	Northwood Hills	Change of use of ground floor unit from Class A2 (Financial and Professional Services) to a mixed use of Class A1 (Shops) and 'Sui Generis', for use for Hypnotherapy, Dietician, IPL Laser, Beauty Therapy and Hairdressing. Recommendation : Approval	101 - 110

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	97 Field End Road, Eastcote 15559/APP/2011/2885	Eastcote & East Ruislip	Change of use from Use Class A1 (Shops) to Use Class A5 (Hot Food Takeaway) Recommendation : Approval	111 - 122
10	Land Forming part of 26a Windmill Hill Ruislip 67242/APP/2011/2651	Eastcote & East Ruislip	One storey, 1-bed, detached dwelling with habitable roofspace with associated parking and amenity space involving demolition of existing detached garage (Resubmission) Recommendation : Refusal	123 - 138
11	32 High Street Northwood 19105/APP/2011/1749	Northwood	Change of use from Use Class A1 (Shops) to A2 (Financial and Professional Services) for use as an estate agents Recommendation : Would have been approved had an appeal not been received.	139 - 148
12	Ickenham Cricket Club Oak Avenue Ickenham 2556/APP/2011/2608	West Ruislip	Single storey extension to clubhouse, alterations to elevations and access to clubhouse. Recommendation : Approval	149 - 166

Any Items Transferred from Part 1

Any Other Business in Part 2