



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 8 AUGUST
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
David Allam (Labour Lead)
Jazz Dhillon
Carol Melvin
John Morgan
David Payne
Raymond Graham

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A useful guide for those attending Planning Committee meetings

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Petitions and Councillors

Petitions - Petitions - When a petition of 20 signatures or more of residents that live, work or study in the borough is received they can speak at a Planning Committee in support of or against an application for up to 5 minutes. Where multiple petitions are received against (or in support of) the same planning application, the Chairman of the Planning Committee has the discretion to amend speaking rights so that there is not a duplication of presentations to the meeting. In such circumstances, it will not be an automatic right that each representative of a petition will get 5 minutes to speak. However, the Chairman may agree a maximum of 10 minutes if one representative is selected to speak on behalf of multiple petitions.

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.

If an application with a petition is deferred and a petitioner has addressed the meeting a new valid petition will be required to enable a representative to speak at a subsequent meeting on this item.

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 meetings of 26 June, 12 July and 19 July 2012
- 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	32 East Mead, Ruislip 68276/APP/2012/1240	Cavendish	Conversion of existing dwelling into 2 x 1 bed self contained flats to include part two storey, part single storey rear extension and two storey extension to side to create 2 x 1-bed self contained flats, with associated parking and amenity space and installation of a vehicular crossover to front. Recommendation: Approval	23 – 38 144-149
7	Land rear of 24 Court Road, Ickenham 68420/APP/2012/633	Ickenham	Conversion from World War II hut to 1 x 1-bed self- contained dwelling with associated amenity space. Recommendation: Refusal	39 – 50 150-157

8	Land rear of 41-43 The Drive, Northwood 68458/APP/2012/779	Northwood	4 x two storey, 4-bed, detached dwellings with associated amenity space and parking and installation of vehicular crossover to front. Recommendation: Refusal	51 – 64 158-166
9	Joel Street Farm, Joel Street, Northwood 8856/APP/2012/767	Northwood Hills	Change of use of stables to cattery (Sui Generis) involving the removal of existing roof, raising of existing walls and installation of new roof, two storey rear extension to rear of existing building to be used as Use Class D1 (Non-Residential Institutions) for use as a nursery involving demolition of existing barn and part change of use from cattery (Sui Generis), single storey side extension to existing building involving part demolition of cattle yard and covered area, alterations to parking, and installation of vehicular crossover to front. Recommendation: Refusal	65 – 84 167-179
10	25 Joel Street, Northwood 56137/APP/2012/1119	Northwood	Variation of condition Nos. 4 and 6 (Opening and Delivery Hours) of planning permission ref 56137/APP/2010/48 dated 10/05/2010 to allow staff to be permitted on the premises between 23.30 and 08.00 and also to allow the premises to have deliveries or collections, including waste collections between the hours of 08.00 and 22.00 daily (Change of use to Class A3 Restaurant and Class A5 hot food takeaway and elevation alterations). Recommendation: Approval	85 – 98 180-181

11	56-58 High Street, Ruislip 17961/APP/2012/1008	West Ruislip	Part first floor and part two storey extension to existing rear element to create a studio flat. Recommendation: Refusal	99 – 108 182-187
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Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
12	9 Clive Parade, Green Lane, Northwood 15297/APP/2012/993	Northwood	Change of use from Use Class A1 (Shops) to Use Class A1/A3 (Shops/ Restaurants and Cafes) for use as a coffee shop involving a single storey front infill extension, new shop front and installation of external seating to front. Recommendation: Approval	109 – 120 188-191
13	Land forming part of 111 Parkfield Crescent, Ruislip 68057/APP/2012/868		Use of permitted two storey extension as a self contained house including erection of a single storey porch, associated car parking and amenity space. Recommendation: Refusal	121 – 134 192-200

Other

14 Part 2 - Members Only

15 Enforcement Report

Pages 135-142

16 Any Items Transferred from Part 1

17 Any Other Business in Part 2

Plans for North Planning Committee

Pages 143-200