



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 9 OCTOBER
2012

Time: 7.00 PM

Venue: COMMITTEE ROOM 6 -
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
Carol Melvin
John Morgan
David Payne
Raymond Graham

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Published: Monday, 1 October 2012

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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 held on 30 August 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	Gospel Oak, 228 Swakeleys Road, Ickenham 11246/APP/2012/1575	Ickenham	Erection of a block of 9 flats (4 no. one-bedroom and 5 no. two-bedroom) with associated parking and amenity space (involving demolition of existing house) Recommendation: Refusal	11 - 26

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	48 Pinn Way, Ruislip 17220/APP/2012/1437	Eastcote & East Ruislip	Part two storey, part single storey rear extension and single storey side extension involving installation of additional windows to side elevations, involving demolition of existing conservatory to rear and existing attached garage to side Recommendation: Refusal	27 - 36

8	Land at Willow Farm (field 3116) Jackets Lane, Harefield 57685/APP/2011/1450	Harefield	Permanent use of the land as a gypsy and traveller caravan site and for the keeping and breeding of horses with associated operational development, including the siting of two mobile homes and a touring caravan, retention of two stable blocks, and the formation of a garden area with the erection of a garden shed, yard and paddock areas, parking spaces, landscaping and fencing (Part retrospective application). Deferred from North Committee 10 January 2012 Recommendation: Refusal	37 - 62
9	91 - 97 High Road, Ickenham 14964/APP/2011/2969	West Ruislip	Part-retrospective application for the retention of 2 x 4 bedroom flats above 91 and 93 High Road Ickenham and the retention of an existing external metal staircase accessed from the side of No. 97, plus the addition of a new staircase accessed from the rear yard to serve all the flats above 91-97 High Road, Ickenham. Recommendation: Approval	63 - 78

10 Any Items Transferred from Part 1

11 Any Other Business in Part 2

Plans for North Planning Committee

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