



HILLINGDON  
LONDON



# North Planning Committee

**Date:** THURSDAY, 22  
NOVEMBER 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 (Labour Lead)  
Jazz Dhillon  
Carol Melvin  
John Morgan  
David Payne  
Raymond Graham

**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.**

Published: Wednesday, 14 November 2012  
Contact: Charles Francis  
Tel: 01895 556454  
Fax: 01895 277373  
[democratic@hillington.gov.uk](mailto:democratic@hillington.gov.uk)

This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=116&Year=2012>

Lloyd White  
Head of Democratic Services  
London Borough of Hillingdon,  
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)



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.

Please switch off any mobile telephones and BlackBerries™ before the meeting. Any recording of the meeting is not allowed, either using electronic, mobile or visual devices.

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

**Fire Alarm** - If there is a FIRE in the building the fire alarm will sound continuously. If there is a BOMB ALERT the alarm sounds intermittently. Please make your way to the nearest FIRE EXIT.  
**Recording of meetings** - This is not allowed, either using electronic, mobile or visual devices.  
**Mobile telephones** - Please switch off any mobile telephones and BlackBerries before the meeting.

### 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 9 October and 31 October 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.

#### Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	Ruislip Lido Railway Station, Reservoir Road, Ruislip  1117/APP/2012/1785	West Ruislip	Erection of a single storey toilet block and a single storey ticket office building (involving the demolition of existing ticket office building).  <b>Recommendation: Approval</b>	11 – 42  118 - 125

#### Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
7	Land forming part of 9 Woodlands Avenue, Ruislip  66096/APP/2012/1731	Cavendish	Two storey detached building to create 2 x 2 bed dwellings with associated parking and amenity space, involving enlargement of existing crossover to side and demolition of existing single storey side extension.  <b>Recommendation: Refusal</b>	43 – 58  126 - 137

8	Land at rear and forming part of 66 Long Lane, Ickenham  49805/APP/2012/1587	Ickenham	2 x two storey, 4-bedroom detached dwellings with habitable roofspace, detached garages and associated parking, amenity space and installation of vehicular crossover to front.  <b>Recommendation: Refusal</b>	59 – 78  138 - 150
9	51 Pembroke Road, Ruislip - 68788/APP/2012/2348	Manor	Two storey side extension and single storey side/rear extension to include 3 rear rooflights and 3 front rooflights, involving demolition of attached garage to side  <b>Recommendation: Approval</b>	79 – 88  151 - 154
10	54 St Margarets Road, Ruislip  42371/APP/2012/1877	West Ruislip	Raising of roof to allow for conversion of bungalow to two storey dwelling to include completion of single storey rear extension with alterations to side elevation and raising of rear patio (Part-retrospective)  <b>Recommendation: Approval</b>	89 – 100  155 - 164

### Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
11	Mount Vernon Hospital, Rickmansworth Road, Northwood  3807/APP/2012/2252	Northwood	Balcony Repairs to Main Building (Mount Vernon Hospital) (Application for Listed Building Consent)  <b>Recommendation: Approval</b>	101 – 106  165 - 171
12	Highway verge fronting Wright Machinery, Stonefield Way, Ruislip  68737/APP/2012/2125	South Ruislip	Installation of a 17.5m high telecommunications monopole and 2 associated equipment cabinets.  <b>Recommendation: Approval</b>	107 – 116  172 - 177

**Plans for North Planning Committee**

**Pages 117 - 178**