



HILLINGDON
LONDON



Central & South Planning Committee

Date: WEDNESDAY, 9 JANUARY
2013

Time: 7.00 PM

Venue: CIVIC CENTRE, HIGH
STREET, UXBRIDGE,
MIDDLESEX UB8 1UW

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

Councillors on the Committee

John Hensley (Chairman)
Judith Cooper (Vice-Chairman)
Wayne Bridges
Janet Duncan
Neil Fyfe
Dominic Gilham
Mo Khursheed
Brian Stead

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<http://modgov-int.hillingdon.gov.uk/ieListMeetings.aspx?CId=123&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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A useful guide for those attending Planning Committee meetings

Security and Safety information

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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 meeting
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part I will be considered in Public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and the 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	Heathrow Summit Centre, Skyport Drive, Harmondsworth - 9420/APP/2011/2119	Heathrow Villages	Redevelopment of the site to provide a 301 bedroom hotel (Class C1) and 4 new industrial units accommodating a combined total 9,562sq.m of floor space (Use Classes B1(b), B1(c), B2 and B8) alterations to access arrangements (including from Hatch Lane), associated landscaping and car parking together (involving demolition of the existing buildings on site). Deferred from Central & South Planning Committee 24/01/2012 Recommendation: Delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission.	1 - 60

7	Knights of Hillingdon Florists, Uxbridge Road, Hillingdon - 15407/APP/2010/2209	Hillingdon East	<p>Reserved matters (landscaping) in compliance with condition 2 of the Secretary of State's Appeal Decision ref:APP/R5510/A/09/2119085 dated 17/06/2010 (LBH ref:15407/APP/2009/1838): Erection of new health centre and 12 residential units with ancillary car parking and landscaped amenity space (involving demolition of existing building).</p> <p>Deferred from Central & South Planning Committee 11/10/2011</p> <p>Recommendation: Approval.</p>	61 - 70
8	Tesco Store, Trout Road, Off Yiewsley High Street, Yiewsley - 60929/APP/2012/2118	Yiewsley	<p>Application to remove condition 51 (provision of a south bound bus lane) of planning permission 60929/APP/2007/3744 for the "Erection of mixed use development comprising 7,390 sq.m (gross) retail (Class A1 Use) floorspace and 97 residential units, including new access, car parking, amenity space and landscaping (Full Application) approved 31 January 2008.</p> <p>Recommendation: Delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission.</p>	71 - 100

Non Major Application with a Petition

	Address	Ward	Description & Recommendation	Page
9	Units 1 & 2, 2a Cherry Orchard, West Drayton	West Drayton	<p>Change of use of ground floor from Use Class B1 (Offices) and Use Class B8 (Storage) to Use Class A1 (Shops) to include alterations to front elevations and new shopfronts.</p> <p>Recommendation: Approval.</p>	101 - 112

Non Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
10	19a Church Road, Cowley - 48960/APP/2012/2505	Brunel	Single storey rear extension. Recommendation: Refusal.	113 - 120
11	9 Denecroft Crescent, Hillingdon - 13870/APP/2012/2569	Hillingdon East	Conversion of dwelling to 2 x 1- bedroom flats (Resubmission). Recommendation: Refusal.	121 - 132
12	173 High Street, Uxbridge - 2104/APP/2012/2084	Uxbridge North	Change of use to Betting Shop (Use Class A2) from Retail (Use Class A1). Recommendation: Approval.	133 - 142

Other

13 S106 Quarterly Monitoring Report - up to 30th September 2012

PART II - MEMBERS ONLY

The reports listed below are not made public because they contain confidential or exempt information under paragraph 6 of Part 1 of Schedule 12 A to the Local Government (Access to Information) Act 1985 as amended.

14 Enforcement Report

15 Enforcement Report

16 Enforcement Report

Any Items transferred from Part 1

Any Other Business in Part 2

Plans for Central and South Planning Committee