



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 8 MAY 2013

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

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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 Matters that have been notified in advance or urgent
- 4 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 Application with a Petition

	Address	Ward	Description & Recommendation	Page
5	Former RAF Eastcote, Lime Grove, Ruislip 10189/APP/2013/3143	Eastcote & East Ruislip	S73 Application to vary the design, internal layout and external appearance of Block C (modifications of conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 dated 21/02/2008: Residential development). (Deferred from North Planning Committee 7/3/13) Recommendation : Approval	1 – 30 190 - 197

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	West London Composting Land and Land to the North & South of New Years Green Lane, Harefield 12579/APP/2012/2366	Harefield	The continuation of existing recycling operations at land to the North and South of New Years Green Lane for an organic composting facility operation to handle a maximum throughput of up to 75,000 tonnes per annum of organic waste for a temporary period of five years. Recommendation : Approval subject to a S106 Agreement.	31 – 76 198 – 210

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
7	73 Swakeleys Road, Ickenham 52680/APP/2012/3209	Ickenham	Change of use from Use Class A1 (Shops) to Use Class A5 (Hot Food Takeaway). Recommendation : Refusal	77 – 86 211 - 214
8	Land forming part of Oakhurst, Northgate, Northwood 60712/TRE/2013/17	Northwood	To fell one Oak tree (T28) on TPO 173. Recommendation : Approval	87 – 92 215 - 217

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	38 Coleridge Drive, Eastcote 69014/APP/2013/353	Eastcote & East Ruislip	Conversion of roof space to habitable use to include a front dormer, 4 x rear rooflights and 5 x solar panels to rear with 2 x new gable end windows. Recommendation : Approval	93 – 100 218 - 225

	Address	Ward	Description & Recommendation	Page
10	Breakspear Arms, Breakspear Road South, Harefield 10615/APP/2013/47	Harefield	Conservatory to side and provision of outdoor seating areas to exterior of property. Recommendation : Approval	101 – 114 226 - 232
11	Land o/s sorting office, East Way and Park Way, Ruislip 59076/APP/2013/817	Manor	Replacement of existing 12.5m high monopole and 2 no. radio equipment cabinets with a new 12.5m high monopole supporting 3 no. antennas with 3 no. equipment cabinets and ancillary works. Recommendation : Refusal	115 – 124 233 - 239
12	3 Canterbury Close, Northwood 68984/APP/2013/186	Northwood	Part two storey, part first floor, part single storey side and rear extensions, and porch to front. Recommendation : Refusal	125 – 132 240 - 245
13	Pinova, Cuckoo Hill, Northwood 66027/APP/2013/145	Northwood Hills	Installation of 9 Solar Photovoltaic Panels (Retrospective Application). Recommendation : Approval	133 – 142 246 - 248
14	16 Farmlands, Eastcote 68966/APP/2013/113	Northwood Hills	Single storey side/rear extension. Recommendation : Approval	143 – 152 249 - 255
15	Argyle House, Joel Street, Northwood 500/APP/2012/3217	Northwood Hills	Part change of use of ground floor from Use Class A1 and Use Class B1(a) to Use Class D1(a) (Non-Residential Institutions) for use as dentistry. Recommendation : Approval	153 – 164 256 - 262

	Address	Ward	Description & Recommendation	Page
16	Path adjacent Recreation Ground opposite Field End Junior School, Field End Road, Ruislip 61143/APP/2013/804	South Ruislip	Replacement of existing 15m high telecom pole holding three shrouded antennae with a replacement 15m pole holding three antenna contained within a 'thickening' shroud located towards the top of pole, and installing two ancillary equipment cabinets at ground level along with the retention of an existing ancillary equipment cabinet at ground level (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended). Recommendation : Approval	165 – 174 263 - 269
17	Land forming part of 111 Parkfield Crescent, Ruislip 68057/APP/2012/3216	South Ruislip	Use of two storey extension as a self contained dwelling, erection of a porch, provision of associated parking and amenity space and internal and external alterations. Recommendation : Refusal	175 – 188 270 - 276

Any Items Transferred from Part 1

Any Other Business in Part 2

Plans for North Planning Committee

Pages 189 – 276