



HILLINGDON  
LONDON



# North Planning Committee

**Date:** THURSDAY, 6 MARCH 2014

**Time:** 8.00 PM OR ON THE  
RISING OF THE MAJOR  
APPLICATIONS PLANNING  
COMMITTEE

**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)  
John Morgan (Vice-Chairman)  
David Allam (Labour Lead)  
Raymond Graham  
Michael Markham  
Carol Melvin  
David Yarrow  
Robin Sansarpuri

**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, 26 February  
2014  
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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=116&MId=1716&Ver=4>

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INVESTOR IN PEOPLE

# Useful information for residents and visitors

## Travel and parking

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.

## Accessibility

An Induction Loop System is available for use in the various meeting rooms. Please contact us for further information.

## Electronic devices

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

## Emergency procedures

If there is a FIRE, you will hear a continuous alarm. Please follow the signs to the nearest FIRE EXIT and assemble on the Civic Centre forecourt. Lifts must not be used unless instructed by a Fire Marshal or Security Officer.

In the event of a SECURITY INCIDENT, follow instructions issued via the tannoy, a Fire Marshal or a Security Officer. Those unable to evacuate using the stairs, should make their way to the signed refuge locations.



## 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** - 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

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### 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 11 February 2014  
(To follow)
- 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 'non major with' and 'non-major without' petition. The name of the local ward area is also given in addition to the address of the premises or land concerned.

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### Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	R/O 57 - 59A (Fronting Shaldon Drive), Exmouth Road, Ruislip 16124/APP/2013/3540	Cavendish	Two-storey, 2 bedroom detached dwelling with associated parking and amenity space, installation of vehicular crossover and cycle store.  <b>Recommendation: Refusal</b>	1 – 18  164 - 171
7	2 Linksway, Northwood 36910/APP/2013/2338	Northwood	Two-storey, 5 bedroom detached dwelling with habitable roofspace involving demolition of existing dwelling, (Re-consultation on additional information relating to tree protection, internal layouts and additional obscure glazing in the rear elevation).  <b>Recommendation: Approval</b>	19 – 40  172 - 179

8	20 Linksway, Northwood 2203/APP/2013/1820	Northwood	Erection of a detached 6 bedroom dwelling with habitable roof space and basement with associated parking and amenity space including the demolition of the existing detached house, (Resubmission).  <b>Recommendation: Approval</b>	41 – 62  180 – 198
9	1A Ravenswood Park, Northwood 40455/APP/2013/3472	Northwood Hills	Two-storey 3 x bedroom detached dwelling with habitable roofspace and installation of vehicular crossover, involving demolition of existing shed.  <b>Recommendation: Approval</b>	63 – 82  199 – 207

### Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
10	12 Harvil Road, Ickenham 12371/APP/2013/3554	Ickenham	Erection of a two-storey, 4 bedroom dwelling house with associated parking, amenity space landscaping and boundary treatments, (Part-Retrospective).  <b>Recommendation: Approval</b>	83 – 102  208 - 221
11	110 Green Lane, Northwood 46543/APP/2013/3568	Northwood	Demolition of existing property and outbuildings, and erection of 7 x two bedroom flats, with associated access, parking and landscaping.  <b>Recommendation: Approval subject to S106 Agreement</b>	103 – 122  222 – 238
12	120 Fore Street, Eastcote 55197/APP/2013/3769	Northwood Hills	Single storey front and side extension.  <b>Recommendation: Refusal</b>	123 – 130  239 - 254

## Part 2 - Members Only

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

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13	Enforcement Report	Page 131 - 146
14	Enforcement Report	Page 147 - 152
15	Enforcement Report	Page 153 - 162

Any Items Transferred from Part 1

Any Other Business in Part 2

Plans for North Planning Committee

Page 164 - 254