



HILLINGDON
LONDON



Central & South Planning Committee

Date: TUESDAY, 22 APRIL 2014

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

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

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, 9 April 2014

Contact: Gill Oswell
Tel: Democratic Services Officer - 01895
250693
Fax: 01895 277373
democratic@hillington.gov.uk

This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=123&Year=2014>

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



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.

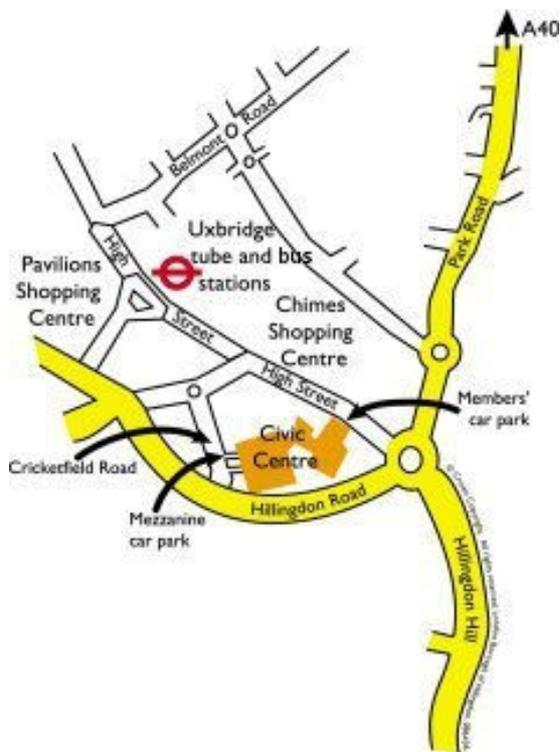
Electronic devices

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 SECURITY INCIDENT follow the instructions issued via the tannoy, a Fire Marshall or a Security Officer.

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 people who live, work or study in the borough, 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 Matters that have been notified in advance or urgent
- 4 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.

Non Major Application with a Petition

	Address	Ward	Description & Recommendation	Page
5	115 The Greenway, Uxbridge 21611/APP/2013/3445	Brunel	Change of use from Use Class A1 (Shops) to Use Class A5 (Hot Food Takeaway) and demolition of existing outbuilding to the rear. Recommendation : Approval	1 - 14 166 - 168
6	48 Pole Hill Road, Hillingdon 33924/APP/2014/360	Hillingdon East	Single storey detached outbuilding to rear for use as storage (Part Retrospective). Recommendation : Refusal	15 - 24 169 - 173
7	Land Adjacent 18 Colnedale Road Uxbridge 69634/APP/2013/3671	Uxbridge North	3-bed detached dwelling (Outline application for access and scale). Recommendation : Refusal	25 - 44 174 - 176

Non Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
8	Lords Builders Merchants Dawley Road Hayes 43554/APP/2013/3779	Botwell	Variation of condition 5 (Storage Heights) of planning permission Ref: 43554/APP/2013/1028 dated 17/10/2013 to increase the height building materials can be stored (Single storey detached shed, raising of roof of existing warehouse and alterations to cladding). Recommendation : Approval	45 - 60 177 - 182
9	44 Derwent Drive Hayes 6810/APP/2014/411	Charville	Single storey rear extension. Recommendation : Approval	61 - 70 183 - 187
10	8 Pole Hill Road Hillingdon 57736/APP/2013/2065	Hillingdon East	Two storey rear extension for use as a 4 bed self contained dwelling, alterations to existing dwelling to include additional windows and roof alterations. Recommendation : Refusal	71 - 84 188 - 194
11	23 Victoria Avenue Hillingdon 12211/APP/2014/238	Hillingdon East	Two storey side extension and part two storey, part single storey rear extension to allow for conversion of existing dwelling to 2 x 2-bed self contained flats with associated parking and amenity space to include the installation of bay windows to front, canopy to side, and vehicular crossover to front involving demolition of attached side garage. Recommendation : Approval	85 - 98 195 - 198

12	Land adjoining 43-44 Fairey Avenue Hayes 69055/APP/2014/37	Pinkwell	Demolition of existing garage blocks and erection of a two storey, detached building containing 4 x 2-bedroom, self contained flats with associated parking and amenity space involving the installation of a cycle and bin store to front (Resubmission). Recommendation : Approval subject to a S106 Agreement	99 - 120 199 - 207
13	Unit 3, The Arena Stockley Park Stockley Road Yiewsley 68933/APP/2013/3242	Yiewsley	Installation of 2 retractable awnings to entrance. Recommendation : Approval	121 - 130 208 - 213

OTHER REPORTS

14 S106 Quarterly Monitoring Report 131 - 154

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.

15 Enforcement Report 155 - 164

Any Items transferred from Part 1

Plans for Central and South Planning Committee 165 - 214