



HILLINGDON  
LONDON



# Major Applications Planning Committee

## To Councillors on the Committee

Eddie Lavery (Chairman)  
John Hensley (Vice-Chairman)  
Janet Duncan (Labour Lead)  
David Allam  
Dominic Gilham  
Michael Markham  
John Morgan  
Brian Stead

**Date:** THURSDAY, 18 JULY 2013

**Time:** 7.00 PM  
OR AT THE RISING OF THE  
NORTH 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

**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.**

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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 previous meeting - 13 June 2013 1 - 8
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items marked in Part 1 will be considered in public and those items marked in Part 2 will be heard in private

## Reports - Part 1 - Members, Public and Press

### Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Swakeleys House, Milton Road, Ickenham  23202/APP/2013/12	Ickenham	Change of use of Swakeleys House from Office (B1) use and Sports (D2) use and the erection of 7 buildings for use together as a single residential dwelling (C3) and gardens; alterations to listed building; demolition of 1980s entrance foyer attached to northern elevation of Swakeleys House, Vyners House, the connecting link between Vyners House and Swakeleys House and the Ice House building; and associated landscaping and servicing works within surrounding grounds.  <b>Recommendation: Approval</b>	9 – 68  215 - 261

7	Swakeleys House, Milton Road, Ickenham  23202/APP/2013/13	Ickenham	Alterations to listed building; demolition of 1980s entrance foyer attached to northern elevation of Swakeleys House, demolition of Vyners House, the connecting link between Vyners House and Swakeleys House and the Ice House building (Application for Listed Building Consent).  <b>Recommendation: Approval</b>	69 – 74  215 - 261
8	Swakeleys House (LBC), Milton Road, Ickenham  23202/APP/2013/14	Ickenham	Demolition of 1980s entrance foyer attached to northern elevation of Swakeleys House together with the demolition of Vyners House. The connecting link between Vyners House and Swakeleys House and the Ice House Building located within the grounds of Swakeleys House (Application for Conservation Area Consent).  <b>Recommendation: Approval</b>	75 – 80  215 - 261

### Major Applications without Petitions

	Address	Ward	Description & Recommendation	Page
9	Chantry Special School, Falling Lane, Yiewsley  5746/APP/2013/1221	Yiewsley	Installation of single storey (temporary) mobile classroom.  <b>Recommendation: Approval</b>	81 – 96  206 - 214
10	Prologis Park, buildings (former MOD records office site), Bourne Avenue, Hayes  18399/APP/2013/1019	Pinkwell	Erection of distribution warehouse units (Use Class B8) with ancillary offices, associated car parking, access and associated landscape works within the existing Prologis Park development.  <b>Recommendation: Approval</b>	97 – 120  262 - 287

11	Bourne Primary, Cedar Avenue, Ruislip  4328/APP/2013/1367	South Ruislip	Variation of condition 2 (approved plans) of planning permission ref: 4328/APP/2012/2892 (Single storey extension to existing school) to change the location of the approved single storey extension to existing school.  <b>Recommendation: Approval</b>	121 – 136  288 - 295
12	Air Link House, 18-22 Pump Lane, Hayes –  5505/APP/2013/996	Townfield	Application to vary conditions 13 and 23 for a temporary period of 12 months only to planning permission (ref: 5505/APP/2011/3064) for single storey rear extension and change of use of building from offices to a restaurant/banquet hall at ground floor level with 23 hotel rooms above) dated 06/11/2012 to extend the opening hours of the premises.  <b>Recommendation: Approval</b>	137 – 160  296 - 299
13	Dagenham Motors Jctn St Johns Road & Cowley Mill Road, Uxbridge  188/APP/2013/477	Uxbridge South	Material amendment to planning permission 188/APP/2008/3309 granted by the Planning Inspectorate's letter dated 13/11/2009 seeking alterations to the layout involving the provision for refuse storage for Blocks C and D.  <b>Recommendation: Approval</b>	161 – 174  300 - 303
14	8-12 Lees Parade, Uxbridge Road, Hayes  1803/APP/2013/733	Brunel	Demolition of warehouse and conversion of and extensions to existing office building to provide a part three, part four storey building containing 14 residential units 3 retail/office spaces (Use Class A1/B1), with associated parking and amenity space. <b>“Deferred from North Committee 13.6.13”</b>  <b>Recommendation: Approval</b>	175 – 204  304 - 321

## **Part 2 - Members Only**

15 Any Items transferred from Part 1

16 Any Other Business in Part 2

**Plans for Major Applications Planning Committee**

**205 - 322**