



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: TUESDAY, 8 OCTOBER
2013

Time: 7.00 PM

Venue: COUNCIL CHAMBER -
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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This Agenda is available online at:
<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=325&MId=1834&Ver=4>

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INVESTOR IN PEOPLE

Useful information for residents and visitors

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Please enter from the Council's main reception where you will be directed to the Committee Room.

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

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

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A useful guide for those attending Planning Committee meetings

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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

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 meetings held on 28 August and 17 September 2013 1 - 14
- 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	Former Master Brewer Site, Freezeland Way, Hillingdon - 4266/APP/2012/1544	Hillingdon East	Mixed use redevelopment comprising the erection of a 3,543 sq.m foodstore (GIA) (Use Class A1), (inclusive of delivery areas) with 181 car parking spaces and 32 cycle spaces; 3 additional retail units, totalling 1,037 sq.m (GFA) (Use Class A1 to A5); a 100 sq.m safer neighbourhoods unit (Use Class D1); a 7 storey (plus plant level) 84 bedroom hotel (Use Class C1), with 18 car parking spaces and 16 cycle spaces; together with associated highways alterations and landscaping. Recommendation – Approval	15 – 130 446 - 476

7	Former Master Brewer Site, Freezeland Way, Hillingdon - 4266/APP/2012/1545	Hillingdon East	Erection of 5 part 4, part 5 storey blocks to provide 125 residential units (Use Class C3) with 99 car parking spaces and 150 cycle parking spaces and associated highways alterations, together with associated landscaping (outline application). Recommendation – Approval	131 – 228 477 - 493
8	Land adjacent to Hillingdon Station and Swallow Inn, Long Lane, Hillingdon - 3049/APP/2012/1352	Uxbridge North	Demolition of the existing public house and timber yard, and the erection of a mixed use redevelopment comprising a foodstore (7829m2 GEA) (Use Class A1); a 6 storey 82 bed hotel (Use Class C1); a 720m2 restaurant/public house facility (Use Class A3/A4); and 107 residential units (Use Class C3), together with reconfiguration of the existing commuter car park, and associated landscaping, car/cycle parking and ancillary works. Recommendation - Refusal	229 – 310 494 - 526
9	Cumulative Assessment		This item represents the assessment of cumulative impacts associated with Items 6, 7 and 8.	311 - 320
10	Comparative Assessment		This item represents a comparative assessment of proposals set out in Items 6, 7 and 8.	321 - 332
11	Northwood School, Potter Street, Northwood - 12850/APP/2013/1810	Northwood Hills	Demolition of existing 2-3 storey teaching block; construction of new 3-storey University Technical College (UTC); car parking; landscaping; retention of existing pedestrian and vehicular access; and ancillary development. Recommendation - That delegated powers be given to the Head of Planning, Green Spaces and Culture to grant planning permission, subject to the conditions in the officer's report.	333 – 382 527 - 559

Major Applications without Petitions

	Address	Ward	Description & Recommendation	Page
12	Royal Quay, Coppermill Lock, Park Lane - 43159/APP/2013/1094	Harefield	<p>Conversion and refurbishment of the Manor House to provide 4 x 2-bed flats, construction of 9 x 3-bed three-storey houses and 10 x 4-bed four-storey houses and a three-storey building comprising 6 x 2-bed flats, refurbishment of the Long Room for continued office use, together with associated car parking and landscaping.</p> <p>Recommendation - Grant planning permission subject to the Environment Agency not raising an objection to the scheme.</p>	<p>383 – 432</p> <p>560 - 576</p>
13	Royal Quay, Coppermill Lock, Park Lane - 43159/APP/2013/1095	Harefield	<p>Listed Building Consent for the conversion and refurbishment of the Manor House to provide 4 x 2-bed flats, together with associated car parking and landscaping works.</p> <p>Recommendation – Approval</p>	<p>433 - 444</p>

Any Items transferred from Part 1

Any Other Business in Part 2