



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
10 DECEMBER 2013

Time: 8.00 PM OR ON THE
RISING OF THE NORTH
PLANNING COMMITTEE

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/ieListMeetings.aspx?CId=325&Year=2013>

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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.

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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.

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.

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A useful guide for those attending Planning Committee meetings

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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

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 held on 30 October 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	26-36 Horton Road Yiewsley 3507/APP/2013/2327	Yiewsley	Demolition of existing buildings and redevelopment to provide 50 residential units in 3 buildings with associated car parking and cycle parking spaces, communal amenity areas, landscaping, private gardens and balconies utilising existing access. Recommendation: Approval, subject to a S106 Agreement	15 - 68

7	Old Coal Depot Tavistock Road Yiewsley 18736/APP/2013/1784	Yiewsley	Demolition of existing buildings and redevelopment of site to provide a materials recovery and recycling facility and Civic Amenity Site, incorporating a recovery and recycling building, storage bays, administration office/training building, external processing and storage area, two weighbridges, reuse and extension of railway sidings, and Civic Amenity Centre, together with associated car parking, landscaping, fencing and infrastructure (additional documents received 11/11/13). Recommendation : Delegated Refusal, subject to no direction from the Mayor for London	69 - 124
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Major Applications without Petitions

	Address	Ward	Description & Recommendation	Page
8	272-276 Bath Road Heathrow 464/APP/2013/2115	Heathrow Villages	Change of use of existing building from office (Use Class B1(a)) to Hotel (Use Class C1), including 4-storey side extension (to rear of adjacent petrol station), and 4-storey rear extensions, and associated amendments to landscaping and car parking. Recommendation : Approval, subject to a S106 Agreement.	125 - 154

9	Former RAF Uxbridge Hillingdon Road Uxbridge 585/APP/2013/2719	Uxbridge North	Reserved matters (appearance, layout, scale and landscaping) in compliance with conditions 2 and 3 for Phase 3, First Application (Western Side of District Park) of planning permission ref: 585/APP/2009/2752 dated 18/01/2012 for the proposed mixed-use redevelopment of St Andrews Park (Former RAF Uxbridge site). Recommendation : Approval	155 - 168
10	Uxbridge Technical College Park Road Uxbridge 1127/APP/2013/2739	Uxbridge North	Amendment to appearance and layout of the south block previously approved under planning permission 1127/APP/2009/443 dated 14-05-10 (Section 73 application to vary condition 28 of the original planning permission). Recommendation : Approval, subject to a S106 Agreement.	169 - 206
11	Former NATS Headquarters Porters Way West Drayton 5107/APP/2013/2325	West Drayton	Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for Phase 3, Block D (76 residential units) of planning permission ref: 5107/APP/2009/2348 dated 01/10/2010. Recommendation : Approval	207 - 228
12	Former NATS Headquarters Porters Way West Drayton 5107/APP/2013/2747	West Drayton	Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for Phase 3, second application ('Block G' comprising 107 residential units) of planning permission ref: 5107/APP/2009/2348, dated 01/10/2010: Proposed mixed-use redevelopment of the Former NATS Site. Recommendation : Approval	229 - 246

13	21 High Street Yiewsley 26628/APP/2013/2604	Yiewsley	Reserved matters (appearance, landscaping, layout and scale) in compliance with conditions 2 and 4 of planning permission ref: APP/R5510/A/10/2130048 dated 03/12/2010 for Redevelopment of site for mixed use development comprising a 44-unit apartment hotel, 1,320 m ² of office space and 135 m ² restaurant/bar, with associated access, car parking and landscaping (Outline application for approval of access). Recommendation : Approval	247 - 268
14	Charles Curran House Boniface Road Ickenham 1022/APP/2013/2347	Ickenham	Demolition of existing care home and construction of 6 semi-detached 4-bed dwellings, together with associated car parking, landscaping and new pedestrian access. Recommendation : Approval subject to a S106 Agreement	269 - 292
15	Charles Curran House Boniface Road Ickenham 1022/APP/2013/2345	Ickenham	Conservation Area Consent for the demolition of existing care home. Recommendation : Approval	293 - 298

Part 2 - Members Only

Any Items transferred from Part 1

Any Other Business in Part 2