



HILLINGDON  
LONDON



# Major Applications Planning Committee

## To Councillors on the Committee

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

**Date:** TUESDAY, 11 FEBRUARY  
2014

**Time:** 7.30 PM OR ON 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.**

**Published:** Monday, 3 February 2014

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=325&MId=1840&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 meetings held on 2 and 10 December 2013, 7 and 22 January 2014 Pages 1 - 34
- 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

## Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Land adjacent to 18 Highfield Crescent Northwood  69582/APP/2013/3351	Northwood	Two storey, 4-bed, detached dwelling with associated amenity space and parking involving installation of vehicular crossover to front.  <b>Recommendation: Approval subject to S106 Agreement</b>	35 – 54  390 - 397

7	Former Arla Food Depot Victoria Road Ruislip  66819/APP/2013/1467	South Ruislip	Demolition of existing buildings and redevelopment of site to provide a foodstore with ancillary cafe (total floor area of 8,539sqm) (Class A1) and ancillary petrol filling station, cinema (floor area of 5,937sqm) (Class D2), 5 x restaurant units (total floor area of 2,405sqm) (Class A3), 4 x shop units (total floor area of 382sqm) (Class A1 and/or A2), and residential development consisting of 104 units (21 x 1-bed flats, 67 x 2-bed flats, 12 x 3-bed houses, 4 x 4-bed houses), together with new vehicle and pedestrian accesses, car parking, servicing areas, landscaping arrangements, and other associated works.  <b>Recommendation : Refusal</b>	55 – 132  398 - 459
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### Major Applications without Petitions

	Address	Ward	Description & Recommendation	Page
8	Chadwick Building Brunel University Cleveland Road Uxbridge  532/APP/2013/3688	Brunel	Retention of two storey pre-fabricated building for a period of three years.  <b>Recommendation: Approval subject to referral to the Greater London Authority and the Mayor of London that the National Planning Casework Unit and no additional material issues arising from the consultation.</b>	133 – 142  460 - 466

9	Northern Runway, Heathrow Airport, Hounslow 41573/APP/2013/1288	Heathrow Villages	Enabling works to allow implementation of full runway alternation during easterly operations at Heathrow Airport including the creation of a new 'hold area' at the western end of the northern runway, the construction of new access and exit taxiways, and the construction of a 5 metre high acoustic noise barrier to the south of Longford Village.  <b>Recommendation : Refusal</b>	143 – 258  467 - 504
10	St Helen's School, Eastbury Road, Northwood  7402/APP/2013/3414	Northwood	The installation of a 3-court dome structure over existing tennis courts, external lighting, permanent storage shed and associated infrastructure.  <b>Recommendation : Approval</b>	259 – 272  305 - 510
11	Solid Waste Transfer Station Civic Way Ruislip  18124/APP/2013/1723	South Ruislip	Proposed works to Victoria Road Waste Transfer Station to include a bulky materials reception area as an extension to the existing waste transfer station building, associated vehicle management measures including amendments to the existing internal site roundabout, a new HGV queuing area, new staff parking area and new containerised waste storage bay.  <b>Recommendation : Approval</b>	273 – 302  511 - 530

12	<p>Former Anglers Retreat Public House, Cricketfield Road, West Drayton</p> <p>11981/APP/2013/3307</p>	West Drayton	<p>Demolition of existing single and two storey extensions and outbuildings associated with the public house. Retention and conversion of the original public house building to form 2 no. residential units plus the erection of an additional 14 no. residential units on the site, provision of a wild flower meadow, car parking, landscaping, amenity space and other associated works.</p> <p><b>Recommendation: Approval subject to referral to the Secretary of State and subject to Legal Agreement</b></p>	<p>303 – 358</p> <p>531 - 545</p>
13	<p>Former RAF West Ruislip High Road Ickenham</p> <p>38402/APP/2013/2685</p>	West Ruislip	<p>Erection of 55 tailored care living units (extra care accommodation) with communal facilities (variation of 38402/APP/2008/2733) and the erection of 25 retirement living (category II type) sheltered apartments with communal facilities including basement car parking.</p> <p><b>Recommendation : Approval subject to no adverse issues being raised by English Heritage (Archaeology) and subject to S106 Agreement</b></p>	<p>359 – 388</p> <p>546 - 560</p>

Any Items transferred from Part 1

Any Other Business in Part 2