



HILLINGDON
LONDON



Major Applications Planning Committee

Date: THURSDAY, 6 MARCH 2014

Time: 6.00 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

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

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Contact: Nadia Williams

Tel: 01895 277655

Fax: 01896 277373

This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=325&MId=1841&Ver=4>

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

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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.

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

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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 meeting held on 11 February 2014 (To follow)
- 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 without Petitions

	Address	Ward	Description & Recommendation	Page
6	Land East of the Former EMI Site, Blyth Road, Hayes 51588/APP/2011/2253	Botwell	Demolition of warehouse extension to Apollo House and erection of a part 4, part 5, part 6 and part 7 storey building comprising 132 residential units, cafe (Class A3), community room (Class D2), 5 x workshop units (Class B1, B8 or A2 uses), and associated car parking and landscaping. Recommendation: Approval subject to S106 Agreement	1 – 8 190 - 339

7	<p>The Old Vinyl Factory Site, Blyth Road, Hayes</p> <p>59872/APP/2013/3775</p>	Botwell	<p>Variation of Condition 4 (Phasing) of planning permission 59872/APP/2012/1838 dated 19/04/2013, to allow variations to phasing of approved development to allow the Boiler house and the Material Store to come forward as Phases 1 and 2, and to allow the Veneer Store and/or Record Stack car parks to come forward earlier than in the approved phasing.</p> <p>Recommendation: Approval subject to S106 Agreement</p>	<p>9 - 44</p> <p>340 - 350</p>
8	<p>Pronto Industrial Estate and 585 - 591 Uxbridge Road, Hayes</p> <p>4404/APP/2013/1650</p>	Botwell	<p>Part 2 Part 3 storey building to be used for light industrial (Use Class B1(c)) purposes. (Revise design of Block B approved in 4404/APP/2011/2079).</p> <p>Recommendation: Approval of deed of variation to S106 Agreement ref: 4404/APP/2011/2079</p>	<p>45 – 68</p> <p>351 - 357</p>
9	<p>Brunel University, Kingston Lane, Hillingdon</p> <p>532/APP/2014/28</p>	Brunel	<p>Retention of 203 car parking spaces which were formerly permitted under a temporary planning permission.</p> <p>Recommendation: Approval</p>	<p>69 – 82</p> <p>358 - 361</p>

10	<p>Initial House, 150 Field End Road, Eastcote, Pinner</p> <p>25760/APP/2013/3632</p>	Cavendish	<p>Application made under S73 of the Town and Country Planning Act for minor material amendment to condition 2 of the Secretary of State's appeal decision APP/R5510/A/12/2183271 dated 8th January 2012 (LBH ref: 25760/APP/2012/2410) which was for Erection of a part four, part three and part two storey building with basement parking, comprising 11 one-bedroom, 27 two-bedroom and 4 three-bedroom residential flats and a retail unit on the ground floor fronting Field End Road (involving demolition of the existing building).</p> <p>The application seeks to amend condition 2 and seeks the following:</p> <ol style="list-style-type: none"> 1) Addition of 3 units all contained within the approved building envelope (Proposal to provide 45 units); 2) Alterations to the mix of accommodation proposed to comprise 14 x 1 bed, 30 x 2 bed and 1 x 3 bed; 3) Changes to the internal layout; 4) Changes to the basement design (45 spaces) and vehicular entrance ramp to the basement parking; and 5) External alterations to the appearance of the building. <p>Recommendation: Approval subject to S106 Agreement</p>	<p>83 – 112</p> <p>362 - 370</p>
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11	<p>Site of Building 717, located between Sheffield Way & Southern Perimeter Road, Heathrow Airport (Due East of Terminal 4)</p> <p>50657/APP/2013/2214</p>	Heathrow Villages	<p>Demolition of existing warehouse buildings and erection of 602 bedroom 8-storey hotel with associated car parking (Outline application including details of access, appearance, layout and scale - landscaping reserved).</p> <p>Recommendation: Approval subject to referral to the Mayor of London and a S106 Agreement</p>	<p>113 - 158</p> <p>371 - 388</p>
12	<p>Former Anglers Retreat PH, Cricketfield Road, West Drayton, UB7 7HG</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>Recommendation: Approval subject to referral to the Secretary of State and subject to Legal Agreement</p>	<p>159 - 216</p> <p>389 - 404</p>
13	<p>Former National Air Traffic Services, Porters Way, West Drayton</p> <p>5107/APP/2013/3397</p>	West Drayton	<p>Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for Phase 3, third application (66 residential units) of planning permission ref: 5107/APP/2009/2348 dated 01/10/2010, for the proposed mixed used redevelopment of the Former NATS Site.</p> <p>Recommendation: Approval</p>	<p>217 - 232</p> <p>405 - 434</p>

14	Former Yiewsley Swimming Pool Site, Otterfield Road, Yiewsley 18344/APP/2013/3564	Yiewsley	Redevelopment of site to provide mixed use development including one three-storey block comprising health centre and gym; one two-storey block comprising 12 supported housing/living flats and associated accommodation; car parking; landscaping; and ancillary development. Recommendation: Approval subject to a Statement of Intent	233 - 272 435 - 456
15	Field Heath RC School, Field Heath Road, Hillingdon 5383/APP/2014/350	Brunel	Construction of cycle track. Recommendation: Approval	273 - 288 457 - 461

Any Items Transferred from Part 1

Any Other Business in Part 2