



HILLINGDON
LONDON



Major Applications Planning Committee

Date: TUESDAY, 25 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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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=325&MId=1842&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.

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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

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

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 11 February 2014 1 - 10
- 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	Garage Block Site, Culvert Lane, Uxbridge 69659/APP/2013/3796	Uxbridge South	Demolition of existing garage block and construction of bungalow with associated parking and external works. Recommendation: Approval	11 - 26

Major Applications without Petitions

	Address	Ward	Description & Recommendation	Page
7	The Old Vinyl Factory Site, Blyth Road, Hayes 59872/APP/2013/3628	Botwell	Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for the first phase: The Boiler House (54 residential units, and 469sqm of A1/A2/A3/A4/A5/B1 floor space), of planning permission ref: 59872/APP/2012/1838 dated 19/04/2013: Outline planning application for a mixed use development of the Old Vinyl Factory site including the demolition of up to 12,643sqm of buildings and construction of up to 112,953sqm (112,953sqm includes the retention and re-use of 784sqm of the Power House and 901sqm Pressing Plant) of new floorspace. Uses to include up to 510 residential units (maximum area of 49,000sqm GEA), up to 7,886sqm of new B1 floorspace, up to 4,000sqm of A class uses (A1, A2, A3, A4, A5), up to 4,700sqm of D1 and D2 uses, an energy centre (up to 950sqm), car parking, works to access and creation of new accesses and landscaping. Recommendation: Approval	27 - 48
8	T5 Business and N2 Car Parks, Northern Perimeter Road, Heathrow Airport 69671/APP/2013/3871	Heathrow Villages	Erection of a car park deck within the T5 Business Car Park to provide an additional 350 parking spaces and the conversion of the N2 Car Park from contractor parking to an additional T5 Long Stay Car Park with 790 spaces. (Consultation under Schedule 2, Part 18 of The Town and Country Planning (General Permitted Development) Order 1995). Recommendation: Consultation:- No Objections	49 - 76

9	Former RAF Uxbridge, Hillingdon Road. Uxbridge 585/APP/2014/17	Uxbridge North	Reserved matters (appearance, layout, scale and landscaping) in compliance with conditions 2 and 3 for the construction of a Flood Compensation Scheme within the eastern side of the 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	77 - 86
10	Aldi, 141 High Street, Yiewsley 50096/APP/2013/3820	Yiewsley	External alterations to existing retail premises and amalgamation of the two existing Class A1 retail units. Recommendation: Approval	87 - 98