



HILLINGDON  
LONDON



# Central & South Planning Committee

**Date:** THURSDAY, 29 JANUARY  
2015

**Time:** 7.00 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

Ian Edwards (Chairman)  
David Yarrow (Vice-Chairman)  
Roy Chamdal  
Alan Chapman  
Jazz Dhillon (Labour Lead)  
Janet Duncan  
Manjit Khatra  
Brian Stead  
Shehryar Wallana

**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: Tuesday, 20 January 2015

Contact: Gill Oswell  
Tel: Democratic Services Officer - 01895  
250693  
Fax: 01895 277373  
[democratic@hillington.gov.uk](mailto:democratic@hillington.gov.uk)

This Agenda is available online at:

***Putting our residents first***

Lloyd White  
Head of Democratic Services  
London Borough of Hillingdon,  
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

# 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.

## Reporting and filming of meetings

Residents and the media are welcomed to report the proceedings of the public parts of this meeting. Any individual or organisation wishing to film proceedings will be permitted, subject to 48 hours advance notice and compliance with the Council's protocol on such matters. The Officer Contact shown on the front of this agenda should be contacted first for further information.

## 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 SECURITY INCIDENT follow the instructions issued via the tannoy, a Fire Marshall or a Security Officer.

**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 people who live, work or study in the borough, 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 Matters that have been notified in advance or urgent
- 4 To confirm that the items of business marked Part I will be considered in Public and that the items marked Part 2 will be considered in private

### PART I - Members, Public and the Press

Items are normally marked in the order that they will be considered, though the Chairman may vary this. The name of the local ward area is also given in addition to the address of the premises or land concerned.

---

### Applications with a Petition

	Address	Ward	Description & Recommendation	Page
5	14 Moorfield Road, Cowley  69313/APP/2014/2213	Brunel	2 x two storey, 3-bed semi detached dwellings with associated parking and amenity space to include the installation of bin stores to sides involving demolition of existing bungalow.  <b>Recommendation : Refusal</b>	1 - 22  108 - 116
6	17 Orchard Waye, Uxbridge  58974/APP/2014/3959	Brunel	Two storey rear extension (Part Retrospective)  <b>Recommendation : Refusal</b>	23 - 30  117 - 120
7	Land at the rear of 15, 16 and 17 North Common Road Uxbridge 61320/APP/2014/2502	Uxbridge North	3 x two storey, 3-bed terraced dwellings with associated parking and amenity space involving installation of vehicular access to front and demolition of existing garage to the side of No.17.  <b>Recommendation : Refusal</b>	31 - 60  121 - 135

---

## Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	Bannerman Centre Brunel University Kingston Lane Hillingdon  532/APP/2014/3371	Brunel	Alterations to existing storage room in the Bannerman Building to include creation of office space involving installation of a vertical double paned window and brickwork plinth following removal of existing roller shutter door.  <b>Recommendation : Approval</b>	61 - 68  136 - 142
9	65 Heath Road, Hillingdon  36892/APP/2014/989	Hillingdon East	Details pursuant to conditions 3 (Materials), 4 (Boundary Treatment), 5 (Refuse Storage), 6 (Existing and Proposed Ground Levels), 7 (Crime Prevention), 9 (Educational Facilities), 12 (Sight Lines), 14 (Secure Cycle Storage), 15 (Hard and Soft Landscaping), 17 (Landscape Period), 20 (Building Entrances), 21 (Parking Provisions), 23 (Sustainable Urban Drainage) and 24 (Sound Insulation Scheme) of planning permission ref: 36892/APP/2010/749 dated 13/04/2011 (Two storey detached building with habitable roof space comprising 6 one-bedroom and 2 two- bedroom flats with associated parking, amenity space and installation of new vehicular crossover to front, involving demolition of existing detached dwelling and outbuilding).  <b>Recommendation : Refusal</b>	69 - 72  143 - 149
10	94 Lynhurst Crescent, Hillingdon 9227/APP/2014/4009	Hillingdon East	Retention of single storey outbuilding (Retrospective Application).  <b>Recommendation : Approval</b>	73 - 82  150 - 154

## **PART II - MEMBERS ONLY**

The reports listed below are not made public because they contain confidential or exempt information under paragraph 6 of Part 1 of Schedule 12 A to the Local Government (Access to Information) Act 1985 as amended.

11	Enforcement Report	83 - 90
12	Enforcement Report	91 - 98
13	Enforcement Report	99 - 106

## **PART I - Members, Public and Press**

Plans for Central and South Planning Committee	107 - 154
--	-----------