



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 13 MAY 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

Eddie Lavery (Chairman)
John Morgan (Vice-Chairman)
Peter Curling (Labour Lead)
Jem Duducu
Duncan Flynn
Raymond Graham
Carol Melvin
John Morse
John Oswell

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Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
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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.

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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 the meetings held on 24 March 2015 and 14 April 2015 1 - 8
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

PART I - Members, Public and 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 without a Petition

	Address	Ward	Description & Recommendation	Page
6	Garages adjacent to 29-33 Dollis Crescent, Ruislip 45159/APP/2015/527		Two storey building to provide 2 x 2 bed self-contained flats with associated parking and landscaping works involving demolition of 9 no. existing garages. Recommendation: Approval	9 - 24 128- 133
7	Land at junction of Field End Road and High Road, Eastcote 59310/APP/2015/767		Relocation and replacement of a 17.5 metre high telecommunications monopole with a 20 metre high telecommunications monopole, replacement of two existing cabinets and installation of one additional equipment cabinet. Recommendation: Refusal	25 - 38 134- 145

8	Opposite Recreation Ground, Moorhall Road, Harefield 60622/APP/2015/1092		Replacement of existing 11.8m high telecommunications monopole with a 15m high telecommunications monopole. Recommendation: Refusal	39 - 48 146- 154
9	18 Priory Cottages, Harvil Road, Harefield 2091/APP/2012/2706		Retention of part of existing decking to rear of dwelling, retention of close boarded boundary fence adjacent to retained decking. Recommendation: Refusal	49 - 54 155- 159
10	27 Halford Road, Ickenham 16527/APP/2015/339		Alterations and reconstruction of the front wall of the garage including the installation of a new roller shutter door. Recommendation: Approval	55 - 64 160- 164
11	Footpath adjacent to Autocentre, Northwood 67084/APP/2015/1227		Replacement of existing 17.1 metre high telecommunications monopole with a 17.5 metre high telecommunications monopole with associated equipment cabinet (application under Part 24 of schedule 2 to the Town and Country Planning (General Permitted Development) Order for determination as to whether prior approval is required for siting and appearance). Recommendation: Approval	65 - 74 165- 170
12	The Woodman PH, Joel Street, Eastcote, Pinner 19391/APP/2015/94		Single Storey Rear Extension to replace timber lean to structure. Recommendation: Approval	75 - 88 171- 177
13	The Woodman PH, Joel Street, Eastcote, Pinner 19391/APP/2015/95		Single Storey Rear Extension to replace timber lean to structure (Listed Building Consent). Recommendation: Approval	89 - 98 178- 184

14	44 High Street, Ruislip 137/APP/2015/613		Change of use from retail (Use Class A1) to a dental clinic (Use Class D1). Recommendation: Approval	99 - 106 185- 190
15	Highways Verge 25M North East of Aylsham Drive, High Road, Ickenham 70746/APP/2015/1032		Radio base station comprising 25m Monopole with dual stacked antennas within shroud between 20 and 25m, 4 equipment cabinets and 1 slim line meter pillar. Recommendation: Refusal	107- 116 191- 199
16	148 Sharps Lane, Ruislip 17251/APP/2015/100		Single storey side extension and a part two storey, part single storey rear extension. Recommendation: Approval	117- 126 200- 207

PART I - Plans for North Planning Committee