



HILLINGDON  
LONDON



# Major Applications Planning Committee

## To Councillors on the Committee

Eddie Lavery, (Chairman)  
John Hensley, (Vice-Chairman)  
Peter Curling  
Jazz Dhillon  
Janet Duncan (Labour Lead)  
Ian Edwards  
Henry Higgins  
John Morgan  
Brian Stead

**Date:** WEDNESDAY, 27 AUGUST  
2014

**Time:** 7.30 PM OR ON THE  
RISING OF THE NORTH  
PLANNING COMMITTEE

**Venue:** COMMITTEE ROOM 5  
CIVIC CENTR  
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, 18 August 2014

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This Agenda is available online at:

***Putting our residents first***

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

## 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 Matters that have been notified in advance or urgent
- 4 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

## 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.

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## Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
5	Former Master Brewer Site, Freezeland Way, Hillingdon  4266/APP/2014/518	Hillingdon East	Class A1) (inclusive of delivery and back of house areas) with 179 car parking spaces and 32 cycle spaces; 3 retail units totaling 1,037 sq.m (GIA) (Use Class A1 to A5); a 6 storey (plus plant level) 70 bed hotel (Use Class C1), with associated car parking and cycle spaces; together with highways alterations and landscape improvements.(Additional information relating to Transportation, Ecology, Energy and Landscaping)  <b>Recommendation : Approval subject no direction from GLA</b>	1 - 118  410 - 437

6	Former Master Brewer Site, Freezeland Way, Hillingdon  4266/APP/2014/519	Hillingdon East	Erection of 125 residential units (Use Class C3) with 100 car parking spaces and 138 cycle parking spaces and associated highways alterations together with landscape improvements (Outline Application with details of appearance reserved).(Additional information relating to Transportation, Ecology, Energy and Landscaping).  <b>Recommendation : Approval subject no direction from GLA</b>	119 - 208  434 - 451
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### Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	The Old Vinyl Factory, Blyth Road, Hayes  59872/APP/20141928	Botwell	Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for the second phase: Phase 8 - The Veneer Store (multi-storey car park for 526 vehicles, and 65 space surface car park, together with 332sqm of A1/A2/A3/A4/A5/B1/D1/D2 floor space), of planning permission ref: 59872/APP/2013/3775, dated 31/07/2014 (Variation of condition 4 of outline planning application ref. 59872/APP/2012/1838 for a mixed use development of the Old Vinyl Factory site).  <b>Recommendation : Approval</b>	209 - 226  452 - 475
8	Hayes Swimming Pool Site, Botwell Lane, Hayes  1942/APP/2013/3565	Botwell	Construction of an A1 discount food store with associated car parking and landscaping.  <b>Recommendation : Approval subject to a S106 Agreement</b>	227 - 278  476 - 490

9	Harlington Quarry, North of Cranford Lane, Harlington  2373/APP/2012/2011	Heathrow Villages	Erection of an Anaerobic Digestion Biogas Plant including landscaping, parking and associated works.  <b>Recommendation : Refusal subject to no direction from the GLA</b>	279 - 324  491 - 510
10	Snowbase, Eastern Perimeter Road, Heathrow Airport  45151/APP/2014/2016	Heathrow Villages	New airfield operations facility, consultation under Schedule 2 Part 18 of the Town and Country Planning (General Permitted Development) Order 1995.  <b>Recommendation : No Objection</b>	325 - 334  511 - 517
11	Comfort Inn, Shepiston Lane, Hayes  382/APP/2014/1117	Pinkwell	Creation of new floor above, and erection of 2 x extensions to, existing two level carpark to create 25 new hotel rooms with bridge link to main hotel involving extension to front of main building to create access staircase and installation of new canopy to main entrance.  <b>Recommendation : Approval subject to a S106 Agreement</b>	335 - 354  518 - 535
12	Bourne Court Site, Bourne Court, Ruislip 11891/APP/2014/91	South Ruislip	Demolition of all existing single/two storey buildings including outbuildings within the site and construction of residential development comprising of 49 residential units and 64 car parking spaces and associated works.  <b>Recommendation : Approval subject to a S106 Agreement</b>	355 - 388  536 - 554

13	70 Station Road, West Drayton  2954/APP/2014/788	West Drayton	Variation of planning permission 2954/APP/2011/2723 dated 04/02/2014 to amend condition 2 (Approved Plans List) and condition 4 (Compliance with supporting documentation) in order to make minor alterations to elevation and layout details and remove condition 18 relating to the spiral fire escape. (S73 Application).  <b>Recommendation : Approval subject to a S106 Agreement</b>	389 - 408  555 - 562
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## **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.