



HILLINGDON  
LONDON



# Major Applications Planning Committee

**Date:** TUESDAY, 9 DECEMBER  
2014

**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)

Ian Edwards (Vice-Chairman)

Peter Curling

Jazz Dhillon

Janet Duncan (Labour Lead)

Carol Melvin

John Morgan

Brian Stead

David Yarrow

**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.**

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Contact: Danielle Watson

Tel: 01895 277488

Fax: 01895 277373

[democratic@hillington.gov.uk](mailto:democratic@hillington.gov.uk)

This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=325&Year=0>

***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.

## 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 To sign and receive the minutes of the previous meeting held on 18 November 2014 1 - 8
- 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

### 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
6	Haydon School, Wiltshire Lane, Eastcote, Pinner - 9556/APP/2014/3306	Northwood Hills	Construction of an external 3G Artificial Turf Pitch (ATP) with fencing, floodlighting and a storage container.  <b>Recommendation - Refusal</b>	9 - 32  <b>192 - 200</b>

### Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	Building B5, 4 Roundwood Avenue, Stockley Park - 37205/APP/2014/3056	Botwell	Extensions, refurbishment, and alterations, including re-cladding, to existing office building, together with associated works, including landscaping and alterations to car parking.  <b>Recommendation - Approval subject to a S106 Agreement</b>	33 - 54  <b>201 - 231</b>

8	Hillingdon Hospital, Pield Heath Road, Hillingdon - 4058/APP/2014/2373	Brunel	Erection of a temporary decked car park for a period of 5 years, together with 16 additional surface spaces and associated landscaping and enabling works.  <b>Recommendation - Approval subject to a S106 Agreement</b>	55 - 80  <b>232 - 240</b>
9	Plot 1, Phase 3, The Portal, Scylla Road, Heathrow Airport - 50270/APP/2014/3315	Heathrow Villages	Reserved matters of access, appearance, landscaping, layout and scale for Phase 3 Unit 1 of outline planning permission 50270/APP/2011/2570 dated 23/12/2011.  <b>Recommendation - Approval subject to a S106 Agreement</b>	81 - 98  <b>241 - 254</b>
10	Youngwood Farm, Ducks Hill Road, Northwood - 11944/APP/2014/3678	Northwood	Replacement of timber framed single glazed windows with timber framed double glazed windows and replacement of doors (Listed Building Consent).  <b>Recommendation - Approval subject to a S106 Agreement</b>	99 - 106  <b>255 - 260</b>
11	Land at Garages/Nursery, Brackenbridge Drive, Ruislip - 56805/APP/2014/3033	South Ruislip	Demolition of existing lock up garages, erection of 6 x 2 storey, 3 bed houses with associated parking and landscaping and erection of 14 replacement lock up garages.  <b>Recommendation - Approval</b>	107 - 128  <b>261 - 279</b>
12	23 Stonefield Way, Ruislip - 25508/APP/2014/3570	South Ruislip	Demolition of existing buildings and redevelopment to provide a Builders Merchants (sui generis use) with associated access, servicing, parking and outdoor storage.  <b>Recommendation - Approval subject to a S106 Agreement</b>	129 - 150  <b>280 - 290</b>

13	Battle of Britain Bunker, RAF Uxbridge, Hillingdon Road, Uxbridge - 585/APP/2014/3739	Uxbridge North	Erection of a temporary modular building with associated works and installation of a temporary road.  <b>Recommendation - Approval</b>	151 - 164  <b>291 - 297</b>
14	West Drayton Cemetery, Harmondsworth Road, West Drayton - 70315/APP/2014/3404	West Drayton	Extension to the burial ground to accommodate a further 460 grave spaces to meet future needs.  <b>Recommendation - Approval</b>	165 - 186  <b>298 - 302</b>

## Other

- 15 Sainsbury's, York Road, Uxbridge - DOV to S106 **187 - 190**  
Erection of front and side extensions to accommodate a 120-seat restaurant (involving loss of 116 car parking spaces) and creation of a pedestrian access to Belmont Road.

## 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.

## PART I - Plans for Major Applications Planning Committee Pages - 191 - 304