



HILLINGDON  
LONDON



# Major Applications Planning Committee

## 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

**Date:** WEDNESDAY,  
21 JANUARY 2015

**Time:** 6.00 PM

**Venue:** COUNCIL CHAMBER  
CIVIC CENTRE  
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: Tuesday, 13 January 2015

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This Agenda is available online at:

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

***Putting our residents first***

Lloyd White  
Head of Democratic Services  
London Borough of Hillingdon,  
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# 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	Gaelic Athletic Association, West End Road, Ruislip  24373/APP/2014/1946	South Ruislip	Extension of car park from 92 to 136 spaces, including 8 disability and 7 electric bays; additional vehicular exit and new pedestrian gate to West End Road; 30 cycle parking stands; taxi point; pedestrian circulation routes; realignment and reconstruction of grass playing pitch; new irrigation (groundwater abstraction borehole), drainage and storm water attenuation works; erection of partially roofed (three bays) single tier stand for spectator seating with ancillary accommodation below including changing rooms for players and officials, gym, medical facilities and toilets; pedestrian only access path along northern boundary;	1 - 52  94 - 109

			<p>a low level standing terrace, with covered area for disabled spectators and a camera stand; new southern perimeter access track; floodlit artificial-surfaced training/warm-up area with demountable enclosure to enable use as part of overflow car parking area (186 spaces); 15 metres high ball catch netting at each end of the pitch and retractable netting 7 metres high to the northern boundary; enclosures within the site comprising fencing, turnstiles and gates; replacement scoreboard; and, associated works including landscaping.</p> <p><b>Recommendation : If no direction received from the GLA the application be approved subject to a Section 106 agreement.</b></p>	
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### Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	15 King Edwards Road, Ruislip  43419/APP/2014/3879	West Ruislip	<p>Erection of two detached houses with dormers and integral garages, new crossovers and associated external works (involving demolition of the existing house).</p> <p><b>Recommendation : Approval</b></p>	53 - 74  110 - 120
7	Comet Store, Willow Tree Lane, Hayes  56751/APP/2014/3915	Yeading	<p>Variation of condition 19 (Restriction on Sale of Goods) of planning permission 198/APP/2001/69 dated 24/04/2001 in order to enable the sale of additional goods from Unit 2, Willow Tree Land Retail Park (S73 Application).</p> <p><b>Recommendation : Approval</b></p>	75 - 92  121 - 123