



HILLINGDON  
LONDON



# Major Applications Planning Committee

**Date:** THURSDAY, 5 MARCH 2015

**Time:** 7.00 PM, OR UPON THE  
RISING OF THE NORTH  
PLANNING COMMITTEE,  
WHICHEVER IS THE  
LATER.

**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.**

**Published:** Tuesday 3 March 2015

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=325&Mid=2019>

***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 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 meetings held on 21 January 2015 and 10 February 2015 1 - 12
- 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	88-94 Long Lane, Ickenham 52129/APP/2014/2996	Ickenham	Demolition of 5 existing dwellinghouses and redevelopment of the site for a 85 unit Class C2 care home for the elderly of 1.5 to 2.5 storeys in height with associated landscaping and car parking (40 spaces in total), stopping up of existing vehicular accesses on Long Lane and construction of new vehicular access onto Long Lane.  <b>Recommendation: Approval</b>	13 - 70  <b>168-187</b>

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## Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	Hayes and Harlington, Station Road, Hayes 10057/APP/2014/4338	Botwell	Application under Schedule 7 of the Crossrail Act 2008 for the approval of Plans and Specifications associated with the erection of a new station building, external lift shaft, footbridge with lift shafts, extension of platforms 2/3 and 4/5 with canopy modifications, new waiting room to Platform 4/5 and associated lighting.  <b>Recommendation: Approval</b>	71 - 84  <b>188-109</b>
8	Pronto Industrial Estate and 585 - 591 Uxbridge Road, Hayes 4404/APP/2014/2506	Botwell	Change of use of B1(c) floorspace to provide 12 additional residential units and associated ancillary works. (Amendment to planning permission ref: 4404/APP/2011/2079, dated 30-03-2012 (Application to replace extant planning permission ref: 4404/APP/2008/3558, dated 23-03-2009); Redevelopment of site to provide replacement Class B1(c) light industrial space and 34 two-bedroom and 9 one-bedroom flats with associated car parking, landscaping and amenity space).  <b>Recommendation: Approval</b>	85 - 104  <b>210-217</b>
9	1 Nobel Drive, Harlington 46214/APP/2014/2827	Heathrow Villages	Conversion and extension of existing office building to form a 200 bedroom hotel with banqueting suite, conference facilities, and rooftop restaurant, including a seven-storey extension to rear, a three storey addition at roof level, and single-storey side extension, together with the creation of a new vehicle access, and alterations to car parking and landscaping.  <b>Recommendation: Approval</b>	105 - 148  <b>218-248</b>

10	West Drayton Garden Village, Porters Way, West Drayton 5107/APP/2014/4304	West Drayton	Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for Phase 5 (Block A) (82 residential units) of planning permission ref: 5107/APP/2009/2348, dated 01/10/2010, for the proposed mixed used redevelopment of the Former NATS Site.  <b>Recommendation: Approval</b>	149 - 166  <b>249-276</b>
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## Plans for Major Applications Planning Committee

12 Plans Pack - 5th March 2015

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