



North Planning Committee

Date: TUESDAY, 18 NOVEMBER

2014

Time: 7.00 PM OR ON THE

RISING OF THE MAJOR PLANNING APPLICATIONS

COMMITTEE

Venue: COMMITTEE ROOM 5

CIVIC CENTRE HIGH STREET

UXBRIDGE UB8 1UW

Meeting Members of the Public and **Details:** 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.

To Councillors on the Committee

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

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This Agenda is available online at:

http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?Cld=116&Year=0

Putting our residents first

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Useful information for residents and visitors

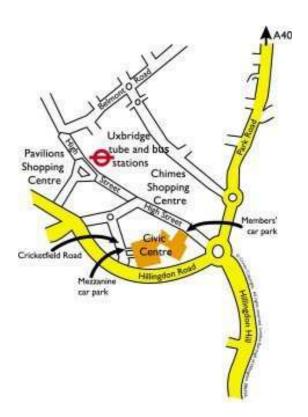
Travel and parking

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Please enter from the Council's main reception where you will be directed to the Committee Room.

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An Induction Loop System is available for use in the various meeting rooms. Please contact us for further information.



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A useful guide for those attending Planning Committee meetings

Security and Safety information

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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;
- 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 <u>cannot</u> take into account issues which are not planning considerations such a 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 Matters that have been notified in advance or urgent
- 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 with a Petition

	Address	Ward	Description & Recommendation	Page
5	21 Victoria Road Ruislip	Manor	Change of use from retail (Use Class A1) to mini-cab office (Sui Generis)	1 - 12 56 - 59
	63773/APP/2014/3218		Recommendation : Refusal	
6	7 Nicholas Way Northwood	Northwood	Two storey, 6-bed, detached dwelling with habitable roofspace	13 - 26
	16461/APP/2014/2077		involving demolition of the existing dwelling	60 - 75
			Recommendation : Refusal	

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	46 Dawlish Drive	Manor	Single storey front extension	27 - 34
	Ruislip		involving conversion of garage to habitable room (Part	76 - 81
	49706/APP/2014/2919		Retrospective)	
			Recommendation : Refusal	
8	Woodbine Cottage	West	Retrospective planning permission	35 - 40
	Tile Kiln Lane Harefield	Ruislip	for the erection of replacement entrance gates from Tile Kiln Lane	82 - 87
	26852/APP/2014/3215		Recommendation : Refusal	
9	Woodbine Cottage	West	Retention of summerhouse and	41 - 48
	Tile Kiln Lane Harefield	Ruislip	small shed in garden.	88 - 94
			Recommendation : Refusal	
	26852/APP/2014/3218			

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 12A to the Local Government (Access to Information) Act 1985 as amended.

10	Enforcement Report	49 - 54

PART I - Members, Public & Press

Plans for North Planning Committee

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