



HILLINGDON
LONDON



Central & South Planning Committee

Date: TUESDAY, 12 MAY 2009

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

John Hensley (Chairman)
Judith Cooper (Vice Chairman)
Michael Bull
Janet Duncan
John Oswell
Brian Stead

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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This Agenda is available online at:

<http://lbh-modgov:9071/ieListMeetings.aspx?CId=123&Year=2009>

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INVESTOR IN PEOPLE

Useful information

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. 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

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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.

Representatives of Conservation Area Advisory Panels are also members of the Committees and they advise on applications in their conservation area. They do not vote at Committee meetings

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

- 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 31 March
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part I will be considered in Public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and the Press

Items are normally marked in the order that they will be considered, though the Chairman may vary this. Reports are split into 'major' and 'minor' applications. The name of the local ward area is also given in addition to the address of the premises or land concerned.

Major Applications without a Petition

- 6 Heathrow Park Thistle Hotel, Bath Road, Longford - 3063/APP/2009/415
Demolition of existing hotel and erection of two hotels: one 4-star hotel with 250 bedrooms, and one budget hotel with 353 bedrooms, together with associated parking and landscaping. Page 1

Recommendation: Refer application to the Mayor of London

- 7 Land at Sipson Farm, Sipson Road, Sipson - 45408/APP/2009/340
Extraction of sand and gravel as an extension to existing quarry at Wall Garden Farm backfilling with inert waste and restoration to agricultural land Page 39

Recommendation: Delegated powers be given to Director of Planning and Community Services subject to the objection from the Environment Agency being withdrawn

- 8 Unit B, Prologis Park, Stockley Road, West Drayton - 18399/APP/2009/423
Reserved Matters (details of siting, design, external appearance and landscaping) of Unit B (employment component) in compliance with Condition 3 of planning permission ref. 18399/APP/2005/3415 dated 27/012006: Variation of conditions (to allow separate phased submissions of details relating to residential and employment components of the development) of outline planning permission ref. 18399/APP/2004/2284 dated 19/08/2005: Redevelopment of the site for a mixed use development comprising Uses Classes B1 (a) & (c). B2 Page 66

and B8 employment uses and C3 residential use (up to a maximum of 101 units) with associated access, parking and landscaping

Recommendation: Approval

Non Major Application with a Petition

- 9 Land adjacent & forming part of 19 Tanglewood Close, Hillingdon - 63470/APP/2009/238

Two storey attached one-bedroom dwelling

Page 87

Recommendation: Refusal

- 10 134 Sipson Road, West Drayton - 64649/APP/2009/341

Conversion of dwelling to 2x1 bed flats with elevational alterations at front and associated parking

Page 95

Recommendation: Refusal

- 11 8 Pastures Mead, Hillingdon - 63559/APP/2008/3504

Erection of a single storey rear extension (involving the replacement of a side door with a window in main house)

Page 105

Deferred from 10th March C&S Committee

Recommendation: Refusal

Non Major Application without a Petition

- 12 Brook House Football Club, Kingshill Avenue, Hayes - 29439/APP/2009/411

Alterations and extension to existing football clubhouse to provide new youth centre facilities

Page 115

Recommendation: Approval

- 13 The Grange, Pine Place, Hayes - 51065/APP/2009/546

Construction of community centre and 9 residential units, comprising of 5 flats and 4 houses

Page 134

Recommendation: Approval

- 14 6 Hillman Close, Uxbridge - 22424/APP/2008/2100

Installation of a first floor extension, front and rear gables, front porch and the erection of a pitched roof over the existing detached garage

Page 161

Deferred from 25th November 2008 C&S Committee meeting

Recommendation: Approval

- 15 Redford House, Redford Way, Uxbridge - 46340/APP/2009/250
Change of use from Class A1 Shops (Pet shop suppliers) to Class D2
Assembly and Leisure (for use as women's health and fitness centre) Page 174

Recommendation: Approval

- 16 Redford House, Redford Way, Uxbridge - 46340/APP/2009/336
Change of use from Class A1 (Shops) to Class D1 (Non-residential
institutions) with ancillary office accommodation Page 184

Recommendation: Approval

- 17 Former Cape Boards Site, Iver Lane, Cowley - 751/APP/2009/402
Temporary change of use to provide cleaning/servicing yard for
bins/skips (sui-generis), together with temporary skip holding area
(B8), ancillary workshop and portacabin Page 195

Recommendation: Approval

PART II - MEMBERS ONLY

ENFORCEMENT

- 18 103 Central Avenue, Hayes - ENF/64/09
Erection of an outbuilding Page 216

Plans for Central & South Planning Committee - 12 May 2009