



HILLINGDON
LONDON



Central & South Planning Committee

Date: TUESDAY, 16 FEBRUARY
2016

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

Ian Edwards (Chairman)
David Yarrow (Vice-Chairman)
Shehryar Ahmad-Wallana
Roy Chamdal
Alan Chapman
Jazz Dhillon (Labour Lead)
Janet Duncan
Manjit Khatra
Brian Stead

Published: Monday, 8 February 2016

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=123&Year=0>

Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
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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

For accessibility options regarding this agenda please contact Democratic Services. For those hard of hearing an Induction Loop System is available for use in the various meeting rooms.

Attending, reporting and filming of meetings

For the public part of this meeting, residents and the media are welcomed to attend, and if they wish, report on it, broadcast, record or film proceedings as long as it does not disrupt proceedings. It is recommended to give advance notice to ensure any particular requirements can be met. The Council will provide a seating area for residents/public, an area for the media and high speed WiFi access to all attending. The officer shown on the front of this agenda should be contacted for further information and will be available at the meeting to assist if required. Kindly ensure all mobile or similar devices on silent mode.

Please note that the Council may also record or film this meeting and publish this online.

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 SECURITY INCIDENT follow the instructions issued via the tannoy, a Fire Marshall or a Security Officer.

Mobile telephones - Please switch off any mobile telephones before the meeting.

Petitions and Councillors

Petitions - Those who have organised a petition of 20 or more people who live, work or study in the borough, 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;

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.

4. The Committee may ask questions of the

Agenda

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 taking place on 15 December 2015 and 6 January 2016 1 - 14
- 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

PART I - Members, Public and the 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
6	95 Wood End Green Road, Hayes 32/APP/2015/4360	Botwell	Replacement roof involving increasing ridge height, first floor rear extension and 2 dormers to the rear. Recommendation: Approval	15 - 28 151 - 162
7	27A & 27B Daleham Drive, Hillingdon 67783/APP/2015/4003	Yiewsley	Retention of 2 semi-detached dwelling houses (Retrospective Application). Recommendation: Refusal	29 - 42 163 - 172

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	Land forming part of 92 Pield Heath Road, Hillingdon 12504/APP/2015/3703	Brunel	Erection of a three storey building to create 3 x 1-bed self contained flats and 3 x studio flats with associated cycle parking. Recommendation: Approval	43 - 60 173 - 180
9	61 Adelphi Crescent, Hayes 60953/APP/2015/3750	Charville	First floor side extension. Recommendation: Refusal	61 - 70 181 -188
10	Land forming part of 155 Granville Road, Hillingdon 71395/APP/2015/4307	Hillingdon East	Two storey, 2-bed, end of terrace dwelling with associated parking and amenity space. Recommendation: Refusal	71 - 82 189 - 193
11	Tamara Lounge, 5 Byron Parade, Uxbridge Road, Hillingdon 61362/APP/2016/146	Hillingdon East	New proposed canopy to terrace at rear of smoking area of restaurant. Recommendation: Approval	83 - 92 194 - 201
12	Tamara Lounge, 5 Byron Parade, Uxbridge Road, Hillingdon 61362/ADV/2016/3	Hillingdon East	Display of illuminated sign on front elevation (Advertisement Consent). Recommendation: Approval	93 - 98 202 - 208
13	Footpath fronting Quality Foods, Uxbridge Road, Hayes 71391/APP/2015/4296	Townfield	Installation of 15m street furniture pole with lancaster cabinet with 1 slimline meter cabinet and ancillary development thereto. Recommendation: Approval	99 - 108 209 - 213

14	184 High Street, Uxbridge 42966/APP/2015/3977	Uxbridge North	Change of use from retail (Use Class A1) to a mixed use of restaurant/hot food takeaway (Use Class A3/A5) involving installation of extraction fan and ductwork to rear and provision of outdoor seating to front. Recommendation: Refusal	109 - 118 214 - 224
15	65 Misbourne Road, Hillingdon 21508/APP/2015/4174	Uxbridge North	Single storey rear extension and first floor rear extension involving demolition of existing extension. Recommendation: Refusal	119 - 126 225 - 232

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.

16	ENFORCEMENT REPORT	127 - 140
17	ENFORCEMENT REPORT	141 - 150

PART I - Plans for Central and South Planning Committee 151 - 232