



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 23 JUNE 2015

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

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

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Contact: Charles Francis
Tel: Democratic Services Officer
Fax: 01895 277373
democratic@hillington.gov.uk

This Agenda is available online at:

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

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

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.

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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

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 previous meeting held on 2 June 2015 1 - 6
- 4 Matters that have been notified in advance or urgent
- 5 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
6	29 Broadwood Avenue, Ruislip - 33999/app/2015/465	Eastcote & East Ruislip	Part two storey, part single storey front extension, single storey rear extension and raising of and enlargement of roof to allow for additional habitable roofspace involving demolition of existing conservatory to rear. Recommendation: Refusal	7 - 16 118 - 126

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	198 Field End Road, Eastcote - 12955/APP/2015/1143	Cavendish	Change of use from A1 to sui generis to be used as hairdresser & beauty salon. Recommendation: Refusal	17 - 26 127 - 131

8	168 Whitby Road, Ruislip - 38420/APP/2015/1148	Cavendish	First floor side extension. Recommendation: Approval	27 - 36 132 - 135
9	33 The Drive, Ickenham - 4811/APP/2015/438	Ickenham	Variation of condition 2 (approved drawings) of planning permission 4811/APP/2014/1254 (Variation of conditions 2 and 4 of application 4811/APP/2012/1906 -'Demolition of Existing Dwelling and the Erection of a Two Storey Five-bedroom dwelling with habitable roof space and basement to allow for the insertion of additional obscure glazed windows in the flank elevations of the approved dwelling') to allow for the insertion of a door in the flank wall, dormer windows in the front and rear elevations and retrospective consent for the enlargement of the south elevation (adj No. 31) by 0.4m. [amendment is for the inclusion of the alterations to the south elevation]. Recommendation: Refusal	37 - 48 136 - 141
10	33 The Drive, Ickenham - 4811/APP/2015/715	Ickenham	Erection of a detached outbuilding to be used as a pool house and a summerhouse and the provision of a swimming pool Recommendation: Approva	49 - 60 142 - 144
11	33 The Drive, Ickenham - 4811/APP/2015/1113	Ickenham	Detached garage to front. Recommendation: Refusal	61 - 66 145 - 148
12	Land north of Carlton Place, Rickmansworth Road, Northwood - 67584/APP/2015/1028	Northwood	Installation of shipping container, lean to barn, 2 x loose boxes and 2 x garden shed for agricultural purposes Recommendation: Approval	67 - 78 149 - 154

13	The White Bear PH, Ickenham Road, Ruislip - 7263/APP/2015/528	Harefield	Variation of condition 7 (Dining Terrace) of planning permission ref: 7263/APP/2014/3825, dated 28-01-2015 (Proposed increase in height of single storey addition on side/rear elevations of the building, installation of glazed entrance lobby, replacement of kitchen extract system, alterations to openings on the rear facade and entrance to the premises, alterations to the external seating areas to the front and rear and associated landscaping and internal alterations) to amend hours of use of the dining terrace. Recommendation: Approval	79 - 92 155 - 158
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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.

14	Enforcement Report	93 - 98
15	Enforcement Report	99 - 104
16	Enforcement Report	105 - 110
17	Enforcement Report	111 - 116

PART I - Plans for North Planning Committee Pages 117 - 158