



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY, 16 JULY 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 of North
Planning and Major Applications Planning
Committees (Chairman)

John Morgan (Vice-Chairman)

Peter Curling (Labour Lead)

Jem Duducu

Duncan Flynn

Raymond Graham

Carol Melvin

John Morse

John Oswell, Deputy Leader of the
Labour Group

**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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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

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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 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	Land forming part of 26A Windmill Hill, Ruislip 67242/APP/2015/188	Eastcote & East Ruislip	Deferred from North committee - 2nd June 2015 Single storey, 2-bed detached dwelling with habitable roofspace, associated parking and amenity space involving demolition of existing detached garage. Recommendation: Approval	7 - 26 120 - 132
7	2 Park Avenue, Ruislip 11331/APP/2015/807	Eastcote & East Ruislip	Two storey rear extension. Recommendation: Approval	27 - 34 133 - 140

8	2 Raisins Hill, Eastcote, Pinner 32216/APP/2015/517	Northwood Hills	Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include 2 rear dormers, 2 side rooflights and 1 front rooflight. Recommendation: Refusal	35 - 42 141 - 148
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Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	7 Morford Way, Eastcote 42971/APP/2015/1629	Cavendish	Conversion of roof space to habitable use to include a rear dormer, 2 rear roof lights, 2 front roof lights, new window in western side roof and conversion of roof from hip to gable ends (removal of chimney stack in rear roof). Recommendation: Refusal	43 - 50 149 - 152
10	Joel Street Farm, Joel Street, Northwood 8856/APP/2015/1333	Northwood Hills	Single storey side extension for use as an office. Recommendation: Approval	51 - 64 153 - 160
11	61 & 61A High Road, Ickenham 51656/APP/2014/4334	West Ruislip	3 x two storey, 3-bed and 3 x two storey, 4-bed terraced dwellings with habitable roofspace with bin store and associated parking, landscaping and amenity space involving demolition of existing office and residential buildings. Recommendation: Approval subject to a S106 Agreement	65 - 88 161 - 176

Other Business

12 S106 Quarterly Monitoring Report

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 31 March 2015 where the Council has received and holds funds.

PART II - Members Only

The reports listed below are not made public because they contain confidential or exempt information under paragraphs 2 and 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended.

13	ENFORCEMENT REPORT	103 - 110
14	ENFORCEMENT REPORT	111 - 118

PART I - Plans for North Planning Committee

Pages 119-176