



HILLINGDON  
LONDON



# North Planning Committee

**Date:** THURSDAY, 3 MARCH 2016

**Time:** 7.30 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  
Peter Curling (Labour Lead)  
Jem Duducu  
Duncan Flynn  
Raymond Graham  
Henry Higgins  
John Morse  
John Oswell

**Published:** Tuesday, 23 February 2016

**Contact:** Alex Quayle

**Tel:** 01895 250692

**Email:** [democratic@hillington.gov.uk](mailto:democratic@hillington.gov.uk)

This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CIId=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](http://www.hillingdon.gov.uk)

# Useful information for residents and visitors

## *Watching & recording this meeting*

You can watch the public (Part 1) part of this meeting on the Council's YouTube channel, live or archived after the meeting. Residents and the media are also welcome to attend in person, and if they wish, report on the public part of the meeting. Any individual or organisation may record or film proceedings as long as it does not disrupt proceedings.

Watch a **LIVE** broadcast of this meeting on the Council's YouTube Channel: *Hillingdon London*

Those attending should be aware that the Council will film and record proceedings for both official record and resident digital engagement in democracy.



It is recommended to give advance notice of filming to ensure any particular requirements can be met. The Council will provide seating areas for residents/public, high speed WiFi access to all attending and an area for the media to report. The officer shown on the front of this agenda should be contacted for further information and will be available to assist.

When present in the room, silent mode should be enabled for all mobile devices.

## *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 way away. Limited parking is available at the Civic Centre. For details on availability and how to book parking space, please contact Democratic Service. 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.

## *Emergency procedures*

If there is a FIRE, you will hear a continuous alarm EXIT and assemble on the Civic Centre forecourt. 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 BOMB ALERT the alarm sounds intermittently. Please make your way to the nearest FIRE EXIT.

**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 meetings held 5 January 2016 and 20 January 2016 1 - 10
- 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	81 Field End Road, Eastcote, Pinner  363/APP/2015/3827	Eastcote & East Ruislip	Erection of three storey, detached building to contain doctors surgery and pharmacy at ground floor level with associated parking and 6 x 2-bed and 3 x 1-bed self contained flats over the three floors with associated parking in basement and installation of vehicular crossover to front.  <b>Recommendation: Refusal</b>	11 - 34  169 -195

7	12A Northwood Road, Harefield  45363/APP/2015/3363	Harefield	Change of use from dwelling house (Use Class C3) to dental clinic (Use Class D1) with associated car parking in the rear garden.  <b>Recommendation: Approval</b>	35 - 52  196 - 208
8	Land at junction of Warren Road & Swakeleys Drive, Ickenham  65862/APP/2016/261	Ickenham	Installation of a 12.5m monopole supporting 6 shrouded antennas (Application under Part 16 of schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 for determination as to whether prior approval is required for siting and appearance).  <b>Recommendation: Approval</b>	53 - 64  209 - 216
9	11 Sandy Lodge Way, Northwood  16948/APP/2015/4658	Northwood	Two x two storey, 4-bed, detached dwellings to include habitable roofspace and basement with associated parking and amenity space and installation of 1 vehicular crossover.  <b>Recommendation: Approval</b>	65 - 80  217 - 226
10	51 Hilliard Road, Northwood  70450/APP/2015/4598	Northwood Hills	Change of use from a 3-bed end of terrace dwelling to 1 x 1-bed and 1 x 2 bed self contained flats with associated parking and amenity space.  <b>Recommendation: Refusal</b>	81 - 92  227 - 233

## Applications without a Petition

	Address	Ward	Description & Recommendation	Page
11	Langley Farm, Breakspear Road North, Harefield  30836/APP/2014/2107	Harefield	Two storey, 4-bed, detached dwelling with car port to side and alterations to site entrance to include gates, involving demolition of existing farmhouse. Single storey outbuilding for ancillary use involving part demolition of existing outbuilding and conversion of existing barn to habitable use to include installation of mezzanine level, alterations to elevations and associated restoration works.  <b>Recommendation: Approval</b>	93 - 114  234 - 242
12	Langley Farm, Breakspear Road North, Harefield  30836/APP/2014/2109	Harefield	Conversion of existing barn to habitable use to include installation of mezzanine level, installation of 1 x rooflight to south roof, 1 x rooflight to north roof installation of new doors and window to south elevation, and new door to west elevation with associated restoration works (Listed Building Application).  <b>Recommendation: Approval</b>	115 - 124  243 - 250
13	37 The Drive, Ickenham  24043/APP/2015/3509	Ickenham	Erection of two storey building with habitable roofspace and basement to create 5 x 2-bed and 1 x 3-bed self contained flats with associated parking and landscaping works, including a new shed (works involve the demolition of existing dwelling house).  <b>Recommendation: Approval</b>	125 - 152  251 - 266

## **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	153 - 160
15	ENFORCEMENT REPORT	161 - 168

## **PART I - Plans for North Planning Committee** 169 - 266