



HILLINGDON
LONDON



Council

To all Members of the Council

Date: THURSDAY, 3 NOVEMBER
2016

Time: 7.30 PM

Venue: COUNCIL CHAMBER -
CIVIC CENTRE, HIGH
STREET, UXBRIDGE UB8
1UW

**Meeting
Details:** Members of the Public and
Press are welcome to attend
this meeting

Published: Wednesday, 26 October 2016

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Putting our residents first

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www.hillingdon.gov.uk

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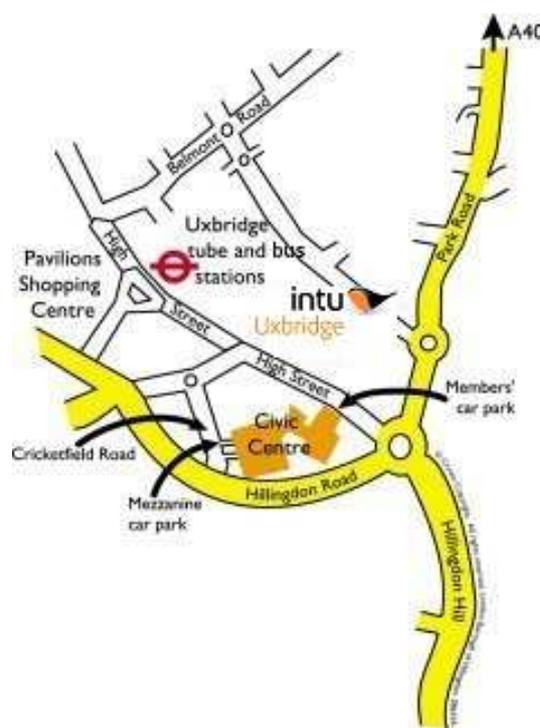
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Agenda

Prayers

To be said by Reverend Felicity Davies

- 1 Apologies for Absence
- 2 Minutes 1 - 10
To receive the minutes of the meeting held on 8 September 2016
- 3 Declarations of Interest
To note any declarations of interest in any matter before the Council
- 4 Mayor's Announcements
- 5 Public Question Time 11 - 12
To take questions submitted by members of the public in accordance with Council Procedure Rule 10.
- 6 Report of the Head of Democratic Services 13 - 16
- 7 Article 4 Direction to Protect Strategic Employment Land Within The Borough 17 - 26
To consider the recommendation of Cabinet.
- 8 Members' Questions 27 - 28
To take questions submitted by Members in accordance with Council Procedure Rule 11
- 9 Motions 29 - 30
To consider Motions submitted by Members in accordance with Council Procedure Rule 12

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Agenda Item 2



HILLINGDON
LONDON

Minutes

COUNCIL

8 September 2016

Meeting held at Council Chamber - Civic Centre, High Street, Uxbridge UB8 1UW

Councillor John Hensley (Mayor)
Councillor Carol Melvin BSc (Hons) (Deputy Mayor)

	<p>MEMBERS PRESENT:</p> <p>Councillors: Shehryar Ahmad-Wallana Beulah East Michael Markham Teji Barnes Ian Edwards Douglas Mills Mohinder Birah Tony Eginton Richard Mills Wayne Bridges Duncan Flynn Peter Money Tony Burles Neil Fyfe John Morgan Keith Burrows Janet Gardner John Morse Roy Chamdal Narinder Garg June Nelson Alan Chapman Dominic Gilham Susan O'Brien George Cooper Raymond Graham John Oswell Judith Cooper Becky Haggart Jane Palmer Philip Corthorne Henry Higgins Ray Puddifoot MBE Brian Crowe Patricia Jackson John Riley Peter Curling Phoday Jarjussey Robin Sansarpuri Catherine Dann Judy Kelly David Simmonds CBE Peter Davis Manjit Khatra Jagjit Singh Nick Denys Mo Khursheed Brian Stead Kanwal Dheer Kuldeep Lakhmana Jan Sweeting Jas Dhot Eddie Lavery Michael White Janet Duncan Richard Lewis David Yarrow</p>
	<p>OFFICERS PRESENT: Fran Beasley, Jean Palmer, Paul Whaymand, Tony Zaman, Raj Alagh, Lloyd White, Mark Braddock, Morgan Einon, Beth Rainey and Nikki O'Halloran</p>
	<p>The Mayor announced the death of Ms Jane Rose Williams on 5 September 2016. Ms Williams had served as a Councillor between 1986 and 1990. Those present observed a one minute silence.</p>
17.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillors Allen, Bianco, Dhillon, Duducu and Seaman-Digby.</p>
18.	<p>MINUTES (<i>Agenda Item 2</i>)</p> <p>RESOLVED: That the minutes of the meeting held on 7 July 2016 be agreed as a correct record.</p>

19.	<p>DECLARATIONS OF INTEREST (<i>Agenda Item 3</i>)</p> <p>Councillor Lakhmana declared a pecuniary interest in Agenda Item 8.1, as she worked at Heathrow airport, and left the room during the consideration thereof.</p>
20.	<p>MAYOR'S ANNOUNCEMENTS (<i>Agenda Item 4</i>)</p> <p>The Mayor congratulated Councillor R Mills and his new wife on their recent marriage. He welcomed Councillors Gardner and Khursheed back to the Chamber following their recent operations and wished them well with their recovery.</p> <p>The Mayor also congratulated Hillingdon Rifle Club which had recently won the inter-borough rifle shoot for the eighth time in the last ten years.</p> <p>To date, the Mayor and Mayoress had conducted around 230 engagements.</p>
21.	<p>PUBLIC QUESTION TIME (<i>Agenda Item 5</i>)</p> <p>5.1 QUESTION FROM MR DAVID BISHOP OF LICHFIELD ROAD, NORTHWOOD HILLS TO THE CABINET MEMBER FOR PLANNING, TRANSPORTATION AND RECYCLING - COUNCILLOR BURROWS</p> <p>"Can the Cabinet Member please advise me, as Lead Petitioner of over 2,500 residents in Northwood Hills who signed the petition in 2015 requesting a residents' only parking management scheme around Northwood Hills station, what the parking stress survey revealed, confirm that it is Hillingdon Borough's intention to put residents first and definitely introduce a scheme and indicate when the scheme will be implemented, which will ensure that Northwood Hills residents are treated in the same way as the residents in the other 15 locations in Hillingdon Borough who enjoy the benefits of a parking management scheme deterring commuter parking in their area?"</p> <p>Councillor Burrows advised that the parking stress surveys had been undertaken by specialist independent consultants, commissioned following a Petition Hearing. The data from this work had since been shared with the Ward Councillors. The area in which the surveys had been undertaken was not insignificant, so analysing the extensive data would take time. Once the Ward Councillors had had the opportunity to discuss the outcome of the parking stress surveys, they would make their views known to the Cabinet Member and Council officers and a decision would then be forthcoming.</p> <p>If options to manage the parking in the area could be recommended, then an informal consultation would subsequently be the way forward. As it was not possible to predict the outcome of such a consultation, it would be wrong for the Council to state that it would "definitely introduce a scheme". The Council would not implement a scheme unless it was supported by the local community.</p>
22.	<p>REPORT OF THE HEAD OF DEMOCRATIC SERVICES (<i>Agenda Item 6</i>)</p> <p>i) URGENT IMPLEMENTATION OF DECISIONS</p> <p>Councillor Puddifoot moved, and Councillor Simmonds seconded, the recommendation as set out on the Order of Business.</p> <p>RESOLVED: That the Urgency decisions detailed in the report be noted.</p>

(ii) HEALTH AND WELLBEING BOARD

Councillor Puddifoot moved and Councillor Simmonds seconded:

"That:

- a) Article 7.08(e) of the Constitution and the Terms of Reference of the Health and Wellbeing Board be amended to the effect that that the Chairman shall be the Cabinet Member for Social Services, Housing, Health & Wellbeing and the Vice Chairman, the Deputy Leader of the Council.*
- b) the Deputy Chief Executive and Director of Residents Services be removed from the list of co-opted voting members of the Board."*

Councillor Eginton moved the following amendment, which was seconded by Councillor East, to include the following:

"That Article 8.09(b) of the Constitution, Health & Wellbeing Board Membership, Statutory Members, be amended to include, after '6) Statutory Director of Public Health':

- 7) The Leader of the 2nd Party on the Council*
- 8) The 2nd Party Lead on External Services Scrutiny Committee*
- 9) The 2nd Party Lead on Social Services, Housing & Public Health Policy Overview Committee"*

The amended motion was put to the vote and lost. The substantive motion was then put to the vote and it was:

RESOLVED: That:

- a) Article 7.08(e) of the Constitution and the Terms of Reference of the Health and Wellbeing Board be amended to the effect that that the Chairman shall be the Cabinet Member for Social Services, Housing, Health & Wellbeing and the Vice Chairman, the Deputy Leader of the Council.**
- b) the Deputy Chief Executive and Director of Residents Services be removed from the list of co-opted voting members of the Board.**

23. MEMBERS' QUESTIONS (*Agenda Item 7*)

7.1 QUESTION SUBMITTED BY COUNCILLOR DAVIS TO THE CABINET MEMBER FOR COMMUNITY, COMMERCE AND REGENERATION - COUNCILLOR D.MILLS

"Can the Cabinet Member responsible for Community Safety provide an update on the traveller incursions and the actions taken to alleviate the distress caused to our residents?"

Councillor D Mills advised that there had been an increase in the number of incursions seen over the summer (17) and it was unclear why this number had been higher than previous years. However, it was clear that these incursions caused

uncertainty and concern for residents as anti social behaviour, costly environmental damage and intimidation were commonly linked with these incursions.

The Council had always provided a robust and rapid response to incursions, and continued to do so for every instance. Travellers often broke into the sites over a weekend or bank holiday when the courts were closed which prevented the Council from applying for a warrant straight away. However, on each occasion the Council had taken action and successfully obtained court orders to reclaim the land. Whilst this was being undertaken, further action was being taken by officers to secure and contain the site. This containment policy worked well for the Council and conveyed the message that poor behaviour would not be tolerated beyond the area that had already been occupied. These actions took time but did prove to be successful.

Although the Council did not have the power to act in relation to infractions on non-Council owned land, it did provide advice to landlords who were affected.

Once the Council had regained control of a site, it was often in a poor condition and needed a lot of cleaning up. To date this year, the Council had incurred costs of almost £200k with regard to clearing up the mess that had been left behind to ensure continued use of the sites by residents. The Council would continue with this robust and rapid response to infractions.

There was no supplementary question.

7.5 QUESTION SUBMITTED BY COUNCILLOR MONEY TO THE CABINET MEMBER FOR FINANCE, PROPERTY AND BUSINESS SERVICES - COUNCILLOR BIANCO

"The Cranford Park Friends group is a volunteer group working successfully in co-operation with Hillingdon Council and are looking forward to furthering the joint heritage lottery fund bid ambitions in the park. The Friends group have however been frustrated by a lack of access to any facilities.

"At the Council meeting in July 2015 we were assured by Councillor Bianco that the restoration of the park information centre that was damaged in the fire would be completed by Autumn 2015. To date there has been no sign of the work starting.

"Could the Cabinet Member please provide a time scale as to when the work will start as Autumn 2016 is fast approaching?"

Councillor Puddifoot responded to the question in Councillor Bianco's absence. The Cranford Park restoration project was one of the Heritage projects included in the Hillingdon Improvement Programme (HIP) and the Council remained fully committed to this exciting project. A very positive working relationship had been established with the Friends of Cranford Park and a project had been put together which would see: the repair of the historic building and structures at the core of the site; the reinstatement of the stables wing to provide a café space, toilets and education room; the scoping of a new venue on the site of the old house, which would also allow access to the 16th century cellars; restoration of the 18th century landscaped gardens which once surrounded the house; proposed improvements to security, lighting, access and interpretation; walking and cycling trails; and exposure of archaeological features.

Public consultation had shown that the proposals had much support from the

community. With the Cranford project, the Council had submitted a Heritage Lottery pre-enquiry form, together with the feasibility study which contained information arising from the public consultation and visitor survey. This project was more complex than others that had been successfully delivered by the Council, such as Eastcote House, and might take longer to achieve. However, the Council would continue to involve residents at each step.

Unfortunately, the original tenders received to repair the fire damage to the Visitor Centre had not offered value for money so the work had been retendered. The new tenders for the restoration works had now been received and it was anticipated that the contract would be awarded in the next two weeks with the intention of the works commencing in early October 2016. Although this process had taken longer than originally anticipated, this had enabled the Council to widen the scope of the project to include additional works. A specialist company had also been appointed to reconstruct the marble statue that was damaged in the fire.

Heritage projects took longer to complete than normal building projects, for example, the Eastcote House and Gardens project took five years and cost £1.76m. Cranford was fifteen times the size of Eastcote and it was anticipated that the cost would be approximately £7m.

It was customary for temporary buildings to be used by the Council on projects such as this. The Friends at Cranford had, however, declined the offer of this facility. Councillor Puddifoot asked if Councillor Money would be able to establish why this offer had been rejected.

By way of a supplementary question, Councillor Money asked whether the building had been insured and suggested that the Heritage Lottery funding be put to one side whilst the Council concentrated on building the Visitor Centre.

Councillor Puddifoot advised that, when looking at buildings of this nature, there was a lot more to consider than the average building. The Council was looking at the site as a whole and therefore it took longer as different consultants and specialists were involved. The authority was working as quickly as it could and was involving individuals at every step of this major investment. It was anticipated that this work would result in a superb facility.

7.2 QUESTION SUBMITTED BY COUNCILLOR BRIDGES TO THE CABINET MEMBER FOR EDUCATION & CHILDREN'S SERVICES - COUNCILLOR SIMMONDS

"Can the Cabinet Member provide an update on the Council's involvement in supporting refugee children?"

Councillor Simmonds advised that Hillingdon was justifiably proud of the achievements of the many unaccompanied children that had passed through its care over the years. The Council's involvement and responsibilities were not only a matter of sentiment, but also a matter of law. The 2003 Hillingdon judgement had clarified the responsibilities of all councils in respect of unaccompanied asylum seeking children in their area. As a consequence of this judgement, all of these children came into the care of the Council under the terms of the Children Act 1989. This meant that, not only was the Council responsible for finding somewhere for them to go in the short term, but it was also responsible for their care in the same way as it would be for any local child until they reached their mid twenties. The authority's Social Workers

and Personal Advisors were not only there at the front line at the airport, but also supporting them through their years at school and potentially their years at university. Many young asylum seekers had gone on to achieve great qualifications and continued to make fantastic contributions to both the economy and the wider society.

The ongoing challenge for Hillingdon had been in relation to funding. From the date of the Hillingdon judgement, Councillor Simmonds and the Leader of the Council had been actively engaged with a variety of different Ministers, most recently with James Brokenshire. Although there had been a funding regime in place for most of this time, its operation had varied over the years. The ongoing contribution of Hillingdon Council Tax payers to the support of young people in the Council's care amounted to around £20m since 2003. It was not just a matter of ensuring that the Council provided a good statutory service, it was also recognising that Hillingdon tax payers had been covering a significant proportion of the cost of providing the kind of support that the young people needed.

Although the numbers had varied significantly over the years, the Council currently had 104 unaccompanied children in its care. The Council was not only responsible for those who came to the UK to claim asylum, but also had significant numbers who arrived at the UK border travelling with adults who were not who they claimed to be, for example, traffickers. These children found themselves coming into the care of the Council, sometimes for a short period of time but quite commonly for the rest of their childhood and potentially up to the age of 25. This was a significant service for which the Council had significant staffing, specially trained Social Workers, Foster Carers, etc, to provide support.

After a long period of lobbying and campaigning in relation to this, a scheme had taken effect from the beginning of July with the aim that unaccompanied children would be transferred to councils who had more capacity based upon a formula which clearly showed that Hillingdon was handling in excess of the number it should be expected to support. It was a matter of national policy that children and young people should be able to come to the UK and claim asylum and was supported by the Council. However, it was not acceptable that a small number of local authorities that were ports of entry should bear the vast majority of the burden of providing the services and the associated costs. This scheme was having a slow start but Councillor Simmonds was aware that 50 children that had previously been in Kent's care had been transferred and it was clear that Hillingdon was a priority. This would alleviate the financial burden on the local tax payers and would mean that the young people would have the opportunity for a new start in the UK in a local authority area that had more capacity in terms of foster carers and other services to support them.

There was no supplementary question.

7.4 QUESTION SUBMITTED BY COUNCILLOR EGINTON TO THE CABINET MEMBER FOR SOCIAL SERVICES, HOUSING, HEALTH & WELLBEING - COUNCILLOR CORTHORNE

"How many social housing properties has the Council built in the year ended 31 March 2016?"

Councillor Corthorne advised that the Council was delivering a wide range of housing options to support local residents to access suitable, affordable housing in the Borough. This included social rented housing, support for first time home buyers as well as access to lower-cost home ownership.

During the year ending March 2016, there had been a total of 48 completions of social rented accommodation in Hillingdon, which included buy-backs of former 'Right-to-Buy' Council properties and 6 properties for supported housing. In the same period, 95 households had been assisted to buy a home of their own including 40 new build low cost home ownership.

The Council pro-actively worked to prevent homelessness which involved securing private rented sector accommodation, with 39 additional units of temporary accommodation that had been procured through the in-house private sector leasing scheme and 32 through the Council's Finders' Fee scheme.

A number of further sites for development and acquisition were currently progressing, including supported accommodation for vulnerable adults.

By way of a supplementary question, Councillor Eginton asked whether he was right in thinking that the answer to his question was nil.

Councillor Corthorne reiterated that, during the year to March 2016, there had been a total of 48 completions of social rented accommodation in Hillingdon, which included buy-backs of former 'Right-to-Buy' Council properties and 6 properties for supported housing. He advised that he would send Councillor Eginton a fuller breakdown of these figures.

[Following the meeting, Councillor Corthorne provided Councillor Eginton with the following information:

During the year ending March 2016 there was a total of 48 completions of social rented accommodation in Hillingdon, which included buy-backs of former 'Right-to-Buy' Council properties and 6 properties for supported housing.

- *25 affordable rent properties (completions by Housing Associations)*
 - *20 at St Andrews Park*
 - *2 at KMS garage site*
 - *2 street purchases by Paradigm Housing Association*
 - *1 street purchase by Notting Hill Housing Trust*
- *6 supported housing units at Church Road (supported housing, learning disabilities)*
- *17 completions under the Right to Buy, Buy-Back scheme which adds properties to Council housing stock for use as social rented housing*

This of course does not include all forms of new affordable housing.]

7.3 QUESTION SUBMITTED BY COUNCILLOR MARKHAM TO THE CABINET MEMBER FOR CENTRAL SERVICES, CULTURE AND HERITAGE - COUNCILLOR LEWIS

"Can the Cabinet Member please inform Council if the Hillingdon Arts Festival is going to be revived?"

Councillor Lewis was delighted to be in a position to promote, enhance and develop all aspects of the arts in the Borough and confirmed that there would be an Arts Festival in 2017 which would run from 24 June 2017 to 9 July 2017. Plans were still at the early stages so further details would follow in due course.

In addition, Bigfest would be held on 25 September 2016 from 12pm to 4pm in Uxbridge with a full programme of activities. Culture bite would run throughout October - this was the second year that this event had been held and it was growing in popularity. Further details of Bigfest and Culture bite could be found on the Council's website.

There was no supplementary question.

24. **MOTIONS** (*Agenda Item 8*)

Councillor O'Brien moved, and Councillor Morgan seconded, the suspension of Council procedure rules 14.4 to allow 10 minutes for the mover of motion 8.1. This was agreed.

8.1 MOTION FROM COUNCILLOR PUDDIFOOT

Councillor Puddifoot moved, and Councillor Simmonds seconded, the following motion:

"That this Council notes that the Prime Minister will be chairing the Cabinet Committee on Heathrow and calls upon her and the Government to bring a swift end to the blight of Hillingdon residents living with the constant threat of losing their homes and communities by making a decision on the Airport Commission report as soon as Parliament returns after the summer recess.

"Council reaffirms its long standing opposition to Heathrow Airport expansion and its commitment to use all the resources at its disposal to put our residents first and resist any proposal that brings harm to our community.

"Council further notes that a second runway at Gatwick Airport will deliver the UK the same number of passengers, the same number of long haul routes, better UK and regional connections and the economic boost the UK needs, all at a dramatically lower environmental impact, at less than half the cost of Heathrow and with no public subsidy.

"Council, therefore, believes that Gatwick is the most logical airport for increased runway capacity, supports the 'Gatwick Obviously' campaign and urges the Government to choose Gatwick as the best option for South East Airport expansion in the long term interests of London and the UK as a whole."

Councillor Money moved, and Councillor Nelson seconded, an amendment to delete last two paragraphs of the motion and replace with:

"Hillingdon is experiencing increasing pollution harmful to health, particularly around Heathrow, which is affecting thousands of Hillingdon residents with consequent health and financial costs. Instead of adding to this already unacceptable damage to the environment, communities and human health the Council calls on the Prime Minister and Cabinet Committee on Heathrow to support Hillingdon in trying to combat these problems and resist proposals for Heathrow expansion."

Following debate on the amendment (Councillors Curling, Khatra, Puddifoot and Sweeting), the amended motion was put to the vote and lost.

Following debate on the original motion (Councillors Burrows, Curling, Davis, Gilham, Lavery, Morse and Riley), the motion was put to a recorded vote:

Those voting for: The Mayor (Councillor Hensley), the Deputy Mayor (Councillor Melvin), Councillors Ahmad-Wallana, Barnes, Bridges, Burrows, Chamdal, Chapman, G Cooper, J Cooper, Corthorne, Crowe, Dann, Davis, Denys, Edwards, Flynn, Fyfe, Gilham, Graham, Haggard, Higgins, Jackson, Kelly, Lavery, Lewis, Markham, D Mills, R Mills, Morgan, O'Brien, Palmer, Puddifoot, Riley, Simmonds, Stead, White and Yarrow.

Those abstaining: Councillors Birah, Burles, Curling, Dheer, Dhot, Duncan, East, Eginton, Gardner, Garg, Jarjussey, Khatra, Khursheed, Money, Morse, Nelson, Oswell, Sansarpuri, Singh and Sweeting.

RESOLVED: That this Council notes that the Prime Minister will be chairing the Cabinet Committee on Heathrow and calls upon her and the Government to bring a swift end to the blight of Hillingdon residents living with the constant threat of losing their homes and communities by making a decision on the Airport Commission report as soon as Parliament returns after the summer recess.

Council reaffirms its long standing opposition to Heathrow Airport expansion and its commitment to use all the resources at its disposal to put our residents first and resist any proposal that brings harm to our community.

Council further notes that a second runway at Gatwick Airport will deliver the UK the same number of passengers, the same number of long haul routes, better UK and regional connections and the economic boost the UK needs, all at a dramatically lower environmental impact, at less than half the cost of Heathrow and with no public subsidy.

Council, therefore, believes that Gatwick is the most logical airport for increased runway capacity, supports the 'Gatwick Obviously' campaign and urges the Government to choose Gatwick as the best option for South East Airport expansion in the long term interests of London and the UK as a whole.

8.2 MOTION FROM COUNCILLOR OSWELL

Councillor Oswell moved, and Councillor Sansarpuri seconded, the following motion:

"That this Council condemns racism, xenophobia and hate crimes unequivocally. All Members of this Council are proud to live in a diverse and tolerant society. Racism, xenophobia and hate crimes have no place in our country. We will not allow hate to become acceptable.

"This Council will work to ensure that local bodies and programmes have the support and resources they need to fight and prevent racism and xenophobia and will reassure all people living in this area that they are valued members of our community."

Councillor Puddifoot moved, and Councillor D Mills seconded, an amendment to delete all wording after "That this Council..." and replace with:

"...believes that hate crimes have no place in our country, whether based on race, religion, sexual orientation, age or disability.

"This Council condemns racism, xenophobia and hate crimes unequivocally and reassures all residents of this Borough that they are valued members of our community."

Following debate on the amended motion (Councillors Curling, Davis, Denys, Flynn, Jarjussey, Lakhmana, Lewis, Nelson and Oswell), it was put to the vote and agreed.

The substantive motion was then put to the vote and it was:

RESOLVED: That this Council believes that hate crimes have no place in our country, whether based on race, religion, sexual orientation, age or disability.

This Council condemns racism, xenophobia and hate crimes unequivocally and reassures all residents of this Borough that they are valued members of our community.

The meeting, which commenced at 7.30 pm, closed at 9.11 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Lloyd White, Head of Democratic Services on 01895 556743. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

QUESTIONS FROM MEMBERS OF THE PUBLIC

5.1 QUESTION FROM MR DAVID BISHOP OF LICHFIELD ROAD, NORTHWOOD HILLS TO THE CABINET MEMBER FOR PLANNING, TRANSPORTATION AND RECYCLING - COUNCILLOR BURROWS

Can the Cabinet Member please confirm whether or not Hillingdon Borough intend to implement the proposal advertised in June, to remove the four parking bays in Joel Street, Northwood Hills, designated specifically for disabled blue badge holders and replace them with just one parking bay outside Namaste Lounge?

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REPORT OF THE HEAD OF DEMOCRATIC SERVICES

Reporting Officer: Head of Democratic Services

(i) URGENT IMPLEMENTATION OF DECISIONS

RECOMMENDATION: That the Urgency decisions detailed below be noted.

Information

1. The Constitution allows a Cabinet or Cabinet Member decision to be implemented before the expiry of the 5 day call-in provided there is agreement from the Chief Executive and the Chairman of the Executive Scrutiny Committee to waive this. All such decisions are to be reported for information only to the next full Council meeting.
2. Recently the following decisions have been made using the urgency procedures:

Date of Decision	Decision Type / Nature of Decision	Decision-Maker
19/08/2016	Secondary School Expansion Programme - (SSEP) - Delegated Award of Professional Services Contract and Capital Release	Leader of the Council / Cabinet Member for Finance, Property & Business Services
25/08/2016	Housing Revenue Account Works to Stock Programme 2016/17: Reactive Replacement of Domestic Boilers (Release No 12)	Leader of the Council / Cabinet Member for Finance, Property & Business Services
02/09/2016	Warnford Industrial Estate, Strip Out, Decoration & Repair Works	Leader of the Council / Cabinet Member for Finance, Property & Business Services
06/09/2016	Appointment of Contractor to progress the development of Harefield Youth Centre & Associated Capital Release	Leader of the Council / Cabinet Member for Finance, Property & Business Services
07/09/2016	Housing Revenue Account New General Needs Housing Stock 2016/17 (Housing Buy-Back Scheme) Release No.5 - PART II	Leader of the Council / Cabinet Member for Finance, Property & Business Services
21/09/2016	Housing Revenue Account New General Needs Housing Stock 2016/17 (Housing Buy-Back Scheme) Release No 7	Leader of the Council / Cabinet Member for Finance, Property & Business Services
21/09/2016	Housing Revenue Account New General Needs Housing Stock 2016/17 (Housing Buy-Back Scheme) Release No 8	Leader of the Council / Cabinet Member for Finance, Property & Business Services
22/09/2016	Recommendation 6 of the Cabinet Monthly Budget Monitoring Report to approve the re-phasing of £2,000k from 2017/18 to 2016/17 for the purchase of additional Housing Buy-	Cabinet

Date of Decision	Decision Type / Nature of Decision	Decision-Maker
	Back properties.	
29/09/2016	Housing Revenue Account New General Needs Housing Stock 2016/17 (Housing Buy-Back Scheme) Release No9	Leader of the Council / Cabinet Member for Finance, Property & Business Services
30/09/2016	Software Licensing and Support Contract for the Council's Virtual Infrastructure	Leader of the Council / Cabinet Member for Finance, Property & Business Services
19/10/2016	Property Works Programme 2016/17: Hayes End Community Centre, New Roof and Gutters	Leader of the Council / Cabinet Member for Finance, Property & Business Services
20/10/2016	Award of Tender for the Construction of the Battle of Britain Education and Visitors Centre Capital Release	Leader of the Council / Cabinet Member for Finance, Property & Business Services

BACKGROUND PAPERS: Decision Notices

(ii) WAIVER OF 6 MONTH COUNCILLOR ATTENDANCE RULE (SEC.85 LOCAL GOVERNMENT ACT 1972)

RECOMMENDATIONS: That:

- a) the request to extend Councillor Kauffman's period of office beyond the six month period of non-attendance provided for within Section 85(1) of the Local Government Act 1972 on the grounds of ill-health, be approved.
- b) subject to the approval of recommendation a) above, the extension of time be for a further 6 month period, to expire on 7 July 2017.

Information

- 1 Section 85 (1) of the Local Government Act 1972 requires a member of a Local Authority to attend at least one meeting of that Authority within a six month consecutive period, in order to avoid being disqualified as a Councillor. This requirement can be waived and the time limit extended if any failure to attend was due to a reason approved by the Authority, in advance of the six month period expiring.
- 2 Unfortunately Councillor Kauffman has been unable to attend any Council or committee meetings since full Council on 7 July 2016 and will shortly be undergoing a major medical procedure from which he is unlikely to recover before the expiration of the six month period. A formal request has therefore been made for an extension to the six month rule to be approved in his respect.
3. Council can only consider approval of any reasons for non-attendance *before* the end of the relevant six month period, which will be 7 January 2017 - prior to the Council meeting on 19 January 2017. Councillor Kauffman has submitted his apologies for the current Council meeting.

4. Councillor Kauffman was elected to the Council in May 2006 and represents South Ruislip ward. In addition to full Council he also serves as a member of the Children, Young People and Learning Policy Overview Committee and the Residents' and Environmental Services Policy Overview Committee.

Legal Implications

5. Section 85 (1) of the Local Government Act 1972 enables a Local Authority to approve the reason(s) for non-attendance of a Member at any meeting of the Authority throughout a period of six consecutive months, provided that approval is given by the Authority *before* the expiry of the six month period.
6. It is unlikely that Councillor Kauffman will be able to attend any qualifying meetings prior to his six month period expiring. This is the final Council meeting at which approval could be sought for an extension of the time limit. If approval to any extension is not, therefore, agreed at this meeting, Councillor Kauffman would, under Section 85 (1) of the Local Government Act 1972 be disqualified after 7 January 2017 from office as a Councillor.
7. Once a Member loses office through failure to attend for the six month period, the disqualification cannot be overcome by the Member subsequently resuming attendance nor can retrospective approval of the Council be sought for an extension in time.

Financial Implications

8. There are no direct financial implications arising from this request.

BACKGROUND PAPERS: None

(iii) AMENDMENT TO COUNCIL CONSTITUTION - PART 5(F) COUNCIL PETITION SCHEME

RECOMMENDATION: That Part 5(f) of the Constitution, the Hillingdon Council Petition Scheme, be amended to remove the definition of a valid signatory as including those people who 'work' and / or 'study' in the Borough.

Information

- 1 Part 5(f) of the Constitution, the Hillingdon Council Petition Scheme, details the petition process which allows members of the public to have direct influence on the decision making process and to raise concerns that are important to them.
- 2 The Council treats something as a petition if it is identified as being a petition, or if it seems to the Council that it is intended to be a petition. More than one petition can be received on a particular issue, whether for or against that issue. Petitions are dealt with in a number of different ways dependent on the nature of the petition i.e. planning, licensing, Cabinet Member etc.
- 3 Currently, for practical purposes, the Council will only accept petitions that contain at least 20 valid signatories from persons who live, work or study in the Borough. It

is proposed that, to make petitions more representative of the local resident population, this requirement be amended to only accept petitions that contain at least 20 valid signatories solely from persons who live in the Borough.

Financial & Legal Implications

4 There are no direct financial or legal implications arising from this proposal.

BACKGROUND PAPERS: None

ARTICLE 4 DIRECTION TO PROTECT STRATEGIC EMPLOYMENT LAND IN THE BOROUGH

Cabinet Member(s)	Councillor Keith Burrows
Cabinet Portfolio(s)	Planning, Transportation and Recycling
Officer Contact(s)	James Rodger, Head of Development Management
Papers with report	Appendix 1 - Two plans showing office and industrial land to be included in the Article 4 Direction

HEADLINE INFORMATION

Summary	The Government has introduced various 'prior approval processes' where simplified planning exists for changes of use of buildings to a residential use. Legislation has been passed to introduce a further right of prior approval for light industrial buildings of up to 500 square metres. These rights will come into effect on 1 October 2017 (but will apply 56 days after that date). To prevent the rights applying it is proposed that the Council should introduce an 'Article 4 Direction' to protect strategic industrial floor-space. It is also proposed that this include strategic office floor-space.
Putting our Residents First	This report supports the following Council objectives of: <i>Our People and Our Built Environment</i> . It also supports delivery of the Councils Local Plan.
Financial Cost	There would be a limited financial cost of publicising an Article 4 Direction (less than £5k). There would also be loss of fee income, but at £80 a prior approval application this would also be limited given the likely relatively small scale of such applications.
Relevant Policy Overview Committee	Residents' and Environmental Services Policy Overview Committee
Ward(s) affected	All

RECOMMENDATIONS: That:

- 1) officers be instructed to prepare an Article 4 direction withdrawing permitted development rights for office and light industrial floor-space within the identified strategic locations.
- 2) officers be authorised to implement the Article 4 Direction (taking into account the statutory notification period to avoid compensation), such direction to have effect after 12 months prior notice has been given.

Reasons for recommendation

To protect key employment land in the Borough from changes to planning regulations which would enable strategic office and light industrial floor-space to be converted to residential use through a simplified planning process. The Local Authorities (Functions and Responsibilities) (England) Regulations 2000 states that approval to make an Article 4 Direction is not a Cabinet function and therefore must be carried out by full Council or another appropriate Council Committee.

Alternative options considered / risk management

Council could take the view that the Council's ability to refuse inappropriate prior approvals through the identified determination criteria will be sufficient to prevent potentially harmful development proposals. An alternative option could be to seek protection of a greater amount of employment floor-space (re: All office and light industrial floor-space in Hillingdon), however officers would strongly caution such an approach given the Government's already strict approach to accepting Article 4 Directions. The Article 4 Direction would have to be agreed by the Secretary of State and the Government has refused to agree Council wide Article 4 directions seeking to give blanket protection at other Councils.

Policy Overview Committee comments

None at this stage.

INFORMATION

Supporting Information

1. Cabinet considered a report on 20 October concerning the proposed Article 4 Direction. Cabinet agreed to recommend to Council measures to protect key employment land in the Borough from changes to planning regulations. It was noted that there were a number of sites in the Borough that were important economically and provided significant local employment.
2. The Council has seen a growing number of 'office to residential' prior approval conversions submitted, with over 30 such prior approval applications each year for the last two years. These prior approvals have in many cases seen the conversion of small redundant or unviable office buildings, introducing new housing, with limited concern being raised by local residents. However, officers have recently noted that more strategic and larger office floor-space is being targeted by developers. A very recent prior approval application (lodged on 26 September 2016) near Heathrow airport typifies this change in the type of prior approval application. Q3, Mondial Way is a very modern office building (19,440 sq.ft or 1852 sq.m floor area) which forms part of the 'Quartet', which is a well established office development situated on the north side of Bath Road (A4). The property is very close to Heathrow Airport and served by airport bus services. It is a recently modernised office building that is fully air conditioned, fully accessible, would meet all modern ICT requirements and has generous floor to ceiling heights. It has extensive parking and a large feature glass atrium/entrance that means the building is visually read as an office building. It is in a designated locally significant employment area. It is not the sort of building officers would wish to see converted to housing (42 flats are proposed). Nonetheless the existing prior approval process does not protect buildings like this from residential conversion.

3. There are already in place various prior approval regimes including that which allows office to residential prior approval conversions. This April (2016), the Government introduced a further right (Class PA) in respect of all light industrial buildings (B1c, which is basically employment buildings which do not house heavy) up to 500 square metres (an automatic exemption will apply for listed buildings). As set out in the General Permitted Development Order (amended April 2016) these rights will come into effect on 1 October 2017 to enable local planning authorities to consider whether to bring forward an Article 4 direction in place beforehand. The change of use itself will be permanent when granted.
4. To prevent a right to compensation the Article 4 Direction must be advertised at least 12 months in advance of it becoming operational. It should be noted that on the 2nd October 2017 a landowner will not be able to start immediately converting a light industrial building to residential use as they would first need a prior approval consent which could take up to 56 days. Therefore to ensure an Article 4 Direction is effective prior to the Legislation becoming enacted, the Council must ensure an Article 4 Direction is advertised during November 2016 and in place by the end of November 2017.
5. Hillingdon contains a number of extremely important employment sites. Hillingdon is part of the Thames Valley market, which attracts global investment, and the 'Western Wedge', which is a development corridor of regional importance. The corridor extends from Paddington to Hillingdon where it includes the area from Uxbridge southwards to Heathrow Airport. Hillingdon has sources of economic growth which function above the sub-regional level, including logistics, transport-related sectors, leisure/ tourism and education. The growth of these sectors is encouraged in the Mayor's London Plan through strategic outer London development centres. The London Plan requires most of West London's employment growth to be located within the Western Wedge and the Hillingdon Local Plan: Part 1- Strategic Policies helps direct new economic development to this area. The London Office Policy Review 2009 identified three core office locations of Uxbridge, Stockley Park and the Heathrow Perimeter for office growth. These are called Locally Significant Employment Locations in the Councils local Plan.
6. Hillingdon has regionally important Strategic Industrial Locations (SILs) totalling around 270 hectares. These are designated through the London Plan. These include Uxbridge Industrial Estate. They also include the Industrial Business Park (IBP) at North Uxbridge which is more suitable for activities that need better quality surroundings including research and development and light industrial. To complement the Strategic Industrial Locations, the Hillingdon Local Plan: Part 1- Strategic Policies proposes designations for two types of employment land; Locally Significant Industrial Sites (LSIS) where industrial and warehousing activities can operate, and Locally Significant Employment Locations (LSEL) that have a light industrial, office and research role. The purpose of this is to ensure that new office development, which has a high trip generating capacity, is located where public transport accessibility is strongest, thereby reducing the need for car trip generation.
7. Uxbridge has an office stock of around 205,000 sq.m; the fourth largest concentration in outer London. It is a key centre for the office market in West London. A number of operators have their headquarters or European headquarters in Uxbridge which has cluster strengths of pharmaceuticals and IT companies, business support services and food sectors. Stockley Park is an important contributor to the local economy and prestige of the borough through its high quality offices. With 175,000 sq.m of office stock, it is the largest concentration of office space in Outer London. It is described by the London Office Policy Review 2009 as "perhaps the most iconic business park in the UK" and has a particular draw for prestigious national and European headquarters. The Park is home to

IT, pharmaceutical and communications sector businesses as well as many other blue chip companies. Heathrow Airport is the UK's biggest airport and has a substantial impact on the economy of West London. Activities related to the operation of Heathrow, such as passenger terminals and maintenance facilities, take place inside the airport boundary while many associated businesses rely on locations around the perimeter just outside the airport boundary (hence the importance of the Bath Road corridor for office and light industrial floor-space for an efficient airport operation). Many businesses are reliant on the airport and proximity is a key driver for the continued demand for commercial floor-space near Heathrow. There is a wide variety of office space from small to very large operators.

8. A balance must be struck between the delivery of new housing and the retention of key employment floor-space. The Councils local Plan seeks to ensure that housing growth to meet strategic housing targets is provided whilst protecting important local, regional and nationally strategic employment floor-space (which given high land values for residential use of land than employment use would otherwise be lost to housing). It should also be noted that there is the planned release of some employment land in the Hayes Housing Zone, although this needs to occur in a planned way so that local infrastructure needs can be properly considered. It is important that housing growth in Hayes does not lead to a subsequent loss of designated industrial land outside the Housing Zone, this is to ensure sufficient light industrial floorspace is maintained to meet local and regional demand.
9. It is therefore suggested that the following sites (see plan attached as Appendix 1) should be protected from prior approval conversions to residential use as identified in the Hillingdon Local Plan: Part 1- Strategic Policies (Adopted 2012).

Areas proposed to for prevention of light industrial to residential conversions

Strategic Industrial Locations - Preferred Industrial Locations

Uxbridge Industrial Area

Hayes Industrial Area - designated areas of PIL outside the Housing Zone

Strategic Industrial Locations: Industrial Business Parks

North Uxbridge Industrial Estate

Proposed Locally Significant Employment Locations

Stockley Park

Bath Road Sites

Proposed Locally Significant Industrial Sites

Packet Boat Lane LSIS

Areas for prevention of office to residential conversions

Uxbridge Town Centre

Heathrow Perimeter

Stockley Park

10. Under the proposed Light industrial to residential prior approval process the Council will be able to consider four criteria:
 - (i) Transport and highways impacts of the development (this usually cannot be used to refuse conversions given the scale of car-parking facilities that accompany most employment sites and the fact that residential uses often don't have a materially worse impact on the highway network than office uses).
 - (ii) Contamination risks in relation to the building (sites can be de-contaminated and conversions are often to flatted development where back gardens are not included)

- (iii) Flooding risks in relation to the building (residential use is seen as more sensitive than other uses with respect to flood protection, nonetheless most key strategic office and industrial floor-space is not in floodplain's).
- (iv) Employment impacts which are defined as follows: *'Where the authority considers the building to which the development relates is within an area that is important for providing industrial services or storage or distribution services or a mix of those services (which includes, where the development relates to part of a building, services provided from any other part of the building), whether the introduction of, or an increase in, a residential use of premises in the area would have an adverse impact on the sustainability of the provision of those services'* (As explained earlier in this report Government Inspectors have sought to support the principles behind earlier Government prior approvals as much as possible and officers are not optimistic that refusals under this criteria will be upheld at appeal).

Financial Implications

Direct costs associated with implementation of an Article 4 direction to protect key strategic office and light industrial floor-space would be limited to advertising the new arrangements, which is estimated to cost no more than £5k and would be managed within existing Residents Services' operating budgets. As noted within the body of this report there would be a de minimus loss of fee income (less than £5k over the previous two years) from implementation of this Article 4, however this can again be managed within existing budgets where planning income streams continue to outperform MTFE assumptions.

EFFECT ON RESIDENTS, SERVICE USERS & COMMUNITIES

What will be the effect of the recommendation?

It will enable full Council to determine whether an Article 4 Direction should be created. With respect to wider local resident impacts the key implication will be to enable the Council to maintain the right amount of employment floor-space to ensure a prosperous Borough. It is not considered that this will be to the detriment of those residents who would favour additional housing, as the Council will meet its strategic housing targets through allocated housing sites.

Consultation Carried Out or Required

If an Article 4 Direction is implemented then there would need to be extensive consultation within the areas identified for inclusion within the Article 4 Direction.

CORPORATE IMPLICATIONS

Corporate Finance

Corporate Finance has reviewed this report and confirms the financial implications outlined above, noting that the proposed Article 4 direction is intended to maintain employment floor space within the borough. The impact of the proposed Article 4 direction on the Council's broader Medium Term Financial Forecast will be de minimus.

Legal

An article 4 direction is a direction under article 4 of the General Permitted Development Order which enables the Secretary of State or the local planning authority to withdraw specified permitted development rights across a defined area.

Provided that there is justification for both its purpose and extent, an article 4 direction can cover a specific site to a local authority-wide area.

The use of Article 4 directions to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area. The potential harm that the direction is intended to address should be clearly identified and the Council must show strong justification for the withdrawal of permitted development rights relating to cases where prior approval powers are available to control permitted development.

The report sets out that there are a number of important employment sites in Hillingdon, and the Council must be able to show that there is a need to protect these employment sites in the borough.

The right to compensation has been accurately set out within the report.

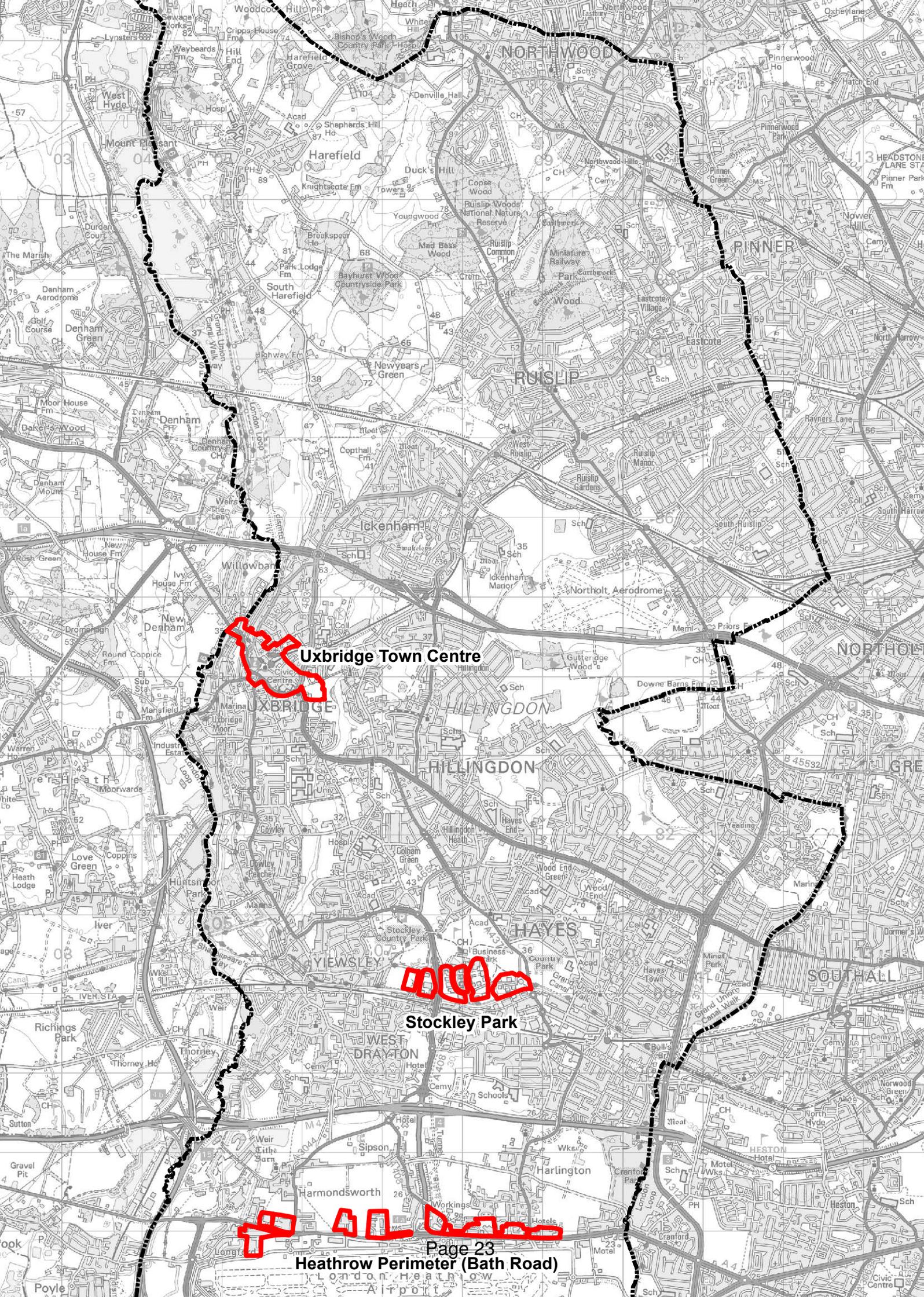
Corporate Property and Construction

There are no property and construction implications from the recommendations in this report. Should full Council decide that an Article 4 direction should be created then there may be some implications for Council owned office and industrial premises in the proposed areas. The Council's ownership of industrial property is limited to just one small property on Uxbridge Industrial Estate. The Council also owns a limited number of office properties in the proposed areas, the most notable of which is the Civic Centre.

Relevant Service Groups

Where reports span across other service areas relevant service Groups should be consulted.

Background Papers: Hillingdon Local Plan: Part 1- Strategic Policies (Adopted 2012).

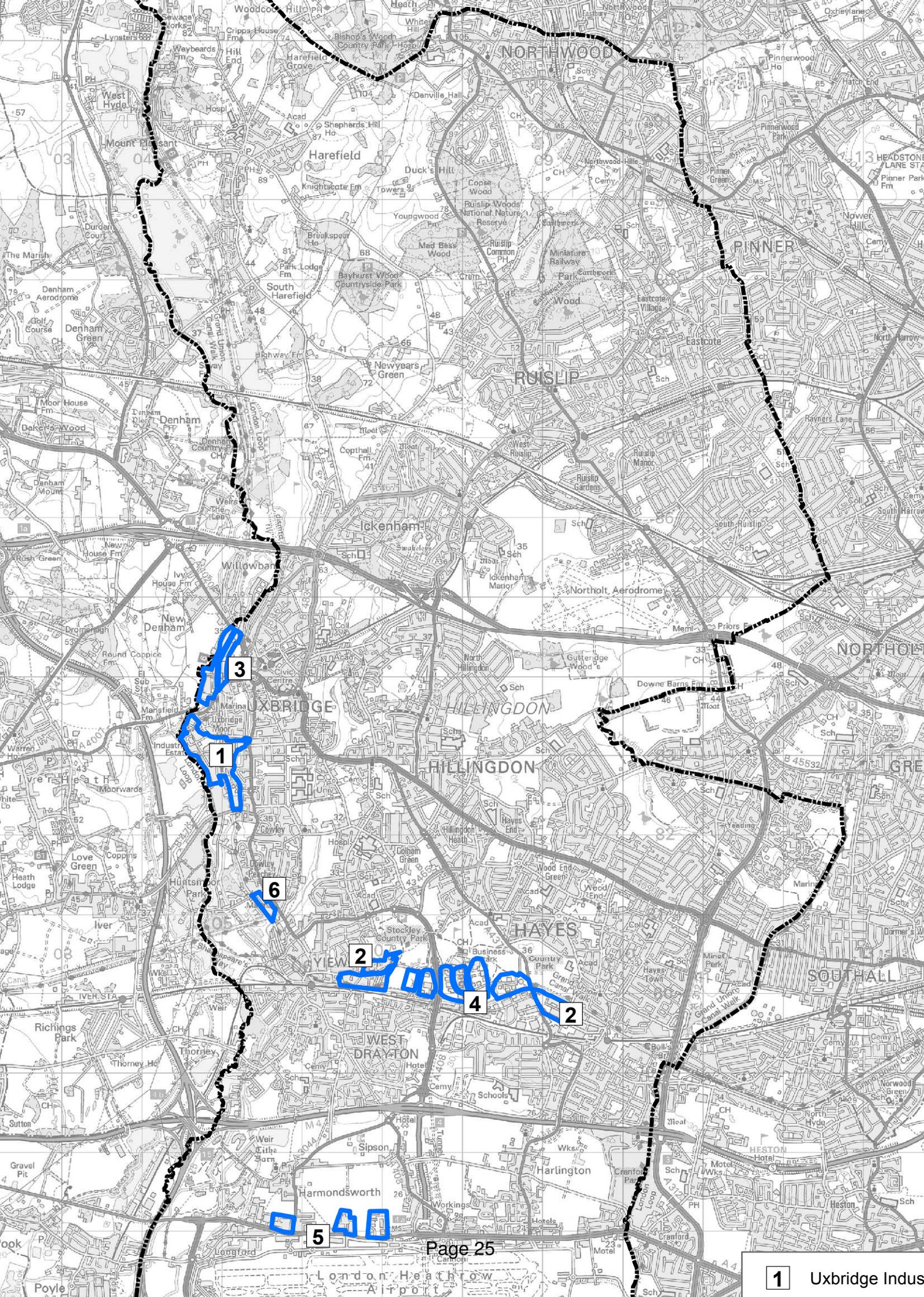


Uxbridge Town Centre

Stockley Park

London Heathrow Airport

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QUESTIONS FROM MEMBERS

8.1 QUESTION SUBMITTED BY COUNCILLOR CHAMDAL TO THE CABINET MEMBER FOR COMMUNITY, COMMERCE AND REGENERATION - COUNCILLOR D.MILLS:

Would the Cabinet Member please inform Council, if it is intended that Holocaust Memorial Day (27th January 2017) will be commemorated in Hillingdon?

8.2 QUESTION SUBMITTED BY COUNCILLOR EDWARDS TO THE CABINET MEMBER FOR SOCIAL SERVICES, HOUSING, HEALTH & WELLBEING - COUNCILLOR CORTHORNE:

Can the Cabinet Member give an update as to how the Council responded during the recent BT Cable issue ensuring that all our vulnerable residents were kept safe and protected?

8.3 QUESTION SUBMITTED BY COUNCILLOR MORGAN TO THE CABINET MEMBER FOR PLANNING, TRANSPORTATION AND RECYCLING - COUNCILLOR BURROWS:

As the London Borough of Hillingdon decided, in a ground breaking move, to install CCTV safety cameras outside school entrances, can the Cabinet Member confirm, that every school in our Borough that has the yellow 'School Keep Clear' markings, now has at least 1 safety camera installed and the camera is in operation?

8.4 QUESTION SUBMITTED BY COUNCILLOR OSWELL TO THE CABINET MEMBER FOR SOCIAL SERVICES, HOUSING, HEALTH & WELLBEING - COUNCILLOR CORTHORNE:

Does the Cabinet Member agree with the LGA that the government should re-think "pay to stay" before burdening Hillingdon's hard working families?

8.5 QUESTION SUBMITTED BY COUNCILLOR EAST TO THE CABINET MEMBER FOR SOCIAL SERVICES, HOUSING, HEALTH & WELLBEING - COUNCILLOR CORTHORNE:

On 3 October 2016 there were 592 Hillingdon families in bed and breakfast or other temporary accommodation. Can the Cabinet Member detail how many of these families have been in bed and breakfast for more than 6 weeks?

8.6 QUESTION SUBMITTED BY COUNCILLOR DAVIS TO THE LEADER OF THE COUNCIL - COUNCILLOR PUDDIFOOT:

Would the Leader of the Council please provide an update on the position of the Conservative administration in Hillingdon in relation to proposed airport expansion in the South of England?

8.7 QUESTION SUBMITTED BY COUNCILLOR DANN TO THE CABINET MEMBER FOR FINANCE, PROPERTY AND BUSINESS SERVICES - COUNCILLOR BIANCO:

Would the Cabinet Member please inform us all whether the Council was successful in the recent annual awards of new Green Flags?

8.8 QUESTION SUBMITTED BY COUNCILLOR PALMER TO THE LEADER OF THE COUNCIL - COUNCILLOR PUDDIFOOT:

Would the Leader of the Council please provide an update on the position of the Conservative administration in Hillingdon in relation to the proposed High Speed 2 rail scheme?

8.9 QUESTION SUBMITTED BY COUNCILLOR ALLEN TO THE CABINET MEMBER FOR COMMUNITY, COMMERCE AND REGENERATION - COUNCILLOR D.MILLS:

Given that we are told that only one in eight persons with disabilities receives the necessary support to gain employment does the Administration support the LGA's call for Local Authorities to be given the funding, power and responsibility of helping the most disadvantaged into work through the work and health programme ?

8.10 QUESTION SUBMITTED BY COUNCILLOR DHILLON TO THE CABINET MEMBER FOR SOCIAL SERVICES, HOUSING, HEALTH & WELLBEING - COUNCILLOR CORTHORNE:

The Local Government Association has said that the sugar levy on soft drinks should be administered by councils, who are best placed to work with schools and communities to fight childhood obesity. What would Hillingdon do with the money raised through the sugar levy?

MOTIONS

9.1 MOTION FROM COUNCILLOR D.MILLS

That, following the publication of proposed new parliamentary constituencies by the Boundary Commission for England, Council authorises the Head of Democratic Services in conjunction with the Leader of the Council, to respond with a counter proposal that has at least two of the three constituencies covering the Borough, consisting of solely Hillingdon wards.

Council notes that the Boundary Commission must work within numbers as laid out by statute but also notes that one of the Commission's key principles is the continuity of wards within existing constituencies. Council therefore proposes that only three Hillingdon wards change rather than the five wards currently suggested.

Council further asks the Boundary Commission to achieve the continuity of wards principle in neighbouring Boroughs of Ealing, Harrow and Brent by creating more constituencies that are wholly contained within the same Borough.

Counter proposal of wards for each constituency:

Northwood & West Harrow	
Harefield	5,350
Northwood	7,863
Northwood Hills	8,306
Eastcote & E Ruislip	9,701
Pinner	7,825
Pinner South	7,802
Rayners Lane	7,539
Roxbourne	8,078
Roxeth	7,432
West Harrow	7,115
	77,011

Hayes and Harlington	
Heathrow Villages	6,875
West Drayton	9,733
Yiewsley	8,397
Charville	8,421
Barnhill	8,270
Yeading	8,236
Botwell	9,965
Townfield	9,167
Pinkwell	9,033
	78,097

Uxbridge and Ruislip	
Brunel	7,831
Cavendish	8,433
Hillingdon East	8,481
Manor	8,236
South Ruislip	8,305
Uxbridge North	9,225
Uxbridge South	7,698
Ickenham	7,945
West Ruislip	8,332
	74,486

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