



HILLINGDON
LONDON



Central & South Planning Committee

Date: THURSDAY, 24
NOVEMBER 2016

Time: 7.00 PM

Venue: COMMITTEE ROOM 5 -
CIVIC CENTRE, HIGH
STREET, UXBRIDGE,
MIDDLESEX UB8 1UW

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

To Councillors on the Committee

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

Published: Wednesday, 16 November
2016

Contact: Kate Boulter

Tel: 01895 556454

Email: Kboulter@hillington.gov.uk

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,
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW
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 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 meeting held on 1 November 2016 1 - 8
- 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	Land at 17 Peachey Lane - 66643/APP/2009/2783	Brunel	Two storey building comprising 2 x two-bedroom and 3 x one-bedroom flats, to include parking provision, involving demolition of existing dwelling Recommendation: Approval	9 - 28 149 - 156
7	85 Haig Road - 28718/APP/2016/2454	Hillingdon East	Change of use from Use Class C3 (Dwellinghouses) to Use Class C4 (HMO). Recommendation: Refusal	29 - 38 157 - 161
8	57 Money Lane, West Drayton - 62525/APP/2016/333	West Drayton	Single storey attached garage to side/rear involving alteration to existing vehicular crossover Recommendation: Approval	39 - 52 162 - 166

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	28 Keats Way - 58018/APP/2016/1973	Heathrow Villages	Retention of existing outbuilding and use of this as office with shower and toilet facility ancillary to the existing HMO. Recommendation: Approval	53 - 62 167 - 172
10	5 Granville Road - 1404/APP/2016/1650	Hillingdon East	Conversion of existing house to two self-contained flats. Recommendation: Refusal	63 - 74 173 - 182
11	Euro Garages Heathrow North - 17981/APP/2016/3287	Pinkwell	Single storey side extension and chiller unit to rear Recommendation: Approval	75 - 86 183 - 186
12	1 Hawthorne Place, Hayes - 65949/APP/2015/4135	Townfield	Retention of existing single storey rear extension Recommendation: Approval	87 - 96 187 - 194
13	Fassnidge Memorial Hall - R/O High Street - 12156/ADV/2016/79	Uxbridge South	Erection of advertisement hoarding measuring maximum height of 3.05m Recommendation: Approval	97 - 102 195 - 198
14	40 Frays Avenue, West Drayton - 3650/APP/2016/1437	West Drayton	Variation of condition 2 (Approved Plans) of planning permission ref: 3650/APP/2013/2962 dated 25/06/2014 (Two storey, 6-bed, detached dwelling involving demolition of existing detached dwelling) to alter the roof design to create habitable roofspace Recommendation: Refusal	103 - 116 199 - 206

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.

15	ENFORCEMENT REPORT	117 - 126
16	ENFORCEMENT REPORT	127 - 134
17	ENFORCEMENT REPORT	135 - 140
18	ENFORCEMENT REPORT	141 - 148

PART I - Plans for Central and South Planning Committee 149-206