



HILLINGDON  
LONDON



## North Planning Committee

**Date:** WEDNESDAY, 11  
JANUARY 2017

**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

Councillor Edward Lavery (Chairman)  
Councillor John Morgan (Vice-Chairman)  
Councillor Jem Duducu  
Councillor Duncan Flynn  
Councillor Raymond Graham  
Councillor Henry Higgins  
Councillor Manjit Khatra  
Councillor John Morse  
Councillor John Oswell

**Published:** Tuesday, 3 January 2017

**Contact:** Luke Taylor  
**Tel:** 01895 250693  
**Email:** 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](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 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 previous meeting 1 - 8
- 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	136 Green Lane 27501/APP/2016/3115	Northwood	Two x one-bed dwellings with associated parking, amenity space, refuse and cycle storage.  <b>Recommendation: Approval</b>	9 - 26 194 - 205
7	1a Grove Road 14379/APP/2016/3279	Northwood	Two storey, five-bed detached dwelling with habitable roofspace, associated parking and amenity space, involving demolition of existing bungalow.  <b>Recommendation: Refusal</b>	27 - 38 206 - 217
8	51 Weiland Road 17990/APP/2016/3166	Northwood Hills	Two storey detached dwelling with habitable roofspace and basement space involving demolition of existing dwelling.  <b>Recommendation: Refusal</b>	39 - 52 218 - 227
9	William Jolle Public House 5564/APP/2016/3468	Northwood Hills	Change of use of ground floor to Class A1 and installation of a replacement shopfront.  <b>Recommendation: Refusal</b>	53 - 70 228 - 242

## Applications without a Petition

	Address	Ward	Description & Recommendation	Page
10	57 Copse Wood Way 24862/APP/2016/4057	Northwood	Variation of condition 2 (approved plans) of planning permission ref: 24862/APP/2015/3571 dated 08/08/16 (Two storey, 5-bedroom, detached dwelling with habitable roofspace to include two front dormers, one rear dormer, integral garage, parking and amenity space involving demolition of existing detached dwelling) to add a third dormer window to the front elevation and re-position the two approved dormers.  <b>Recommendation: Approval</b>	71 - 84 243 - 249
11	Cornersway Green Lane 18414/APP/2016/3792	Northwood	Variation of condition No. 6 (Attendance Numbers) of planning permission ref: 18414/APP/2016/2486 dated 07/10/2016 to increase enrollment numbers from 30 to 60 (Change of use from Use Class C3 (Dwellinghouse) to Use Class D1 (Non-Residential Institutions) for use as a children's day nursery with associated parking and landscaping.)  <b>Recommendation: Approval</b>	85 - 100 250 - 262
12	William Jolle Public House 5564/APP/2016/3439	Northwood Hills	Change of use of ground floor to Class D1 (Doctor or Dentist Practice) and installation of a replacement shopfront.  <b>Recommendation: Refusal</b>	101 - 116 263 - 277
13	3 Pembroke Road 64711/APP/2016/1793	West Ruislip	Conversion of roofspace to habitable use with the inclusion of six rear rooflights, two front rooflights and four side rooflights to create one x one-bed self-contained flat with associated amenity space.  <b>Recommendation: Approval</b>	117 - 130 278 - 288

14	The Waters Edge, Reservoir Road  1117/ADV/2016/91	West Ruislip	Removal of existing adverts and installation of: one internally illuminated post sign; three areas of non-illuminated signwriting; one internally illuminated Nameboard; one externally illuminated post sign; two non-illuminated transom signs; one externally illuminated sign; one area of externally illuminated signwriting; and, three non-illuminated post signs.  <b>Recommendation: Approval</b>	131 - 142  289 - 299
15	178-182 High Street  28388/APP/2016/3332	West Ruislip	First and second floor rear extension, conversion of roofspace to habitable use to include three front dormers, four side dormers and change of use from Use Class A1 (Retail) to Use Class C3 (Residential) to create six two-bed and three one-bed self-contained flats, balustrade to rear to from communal terrace and alteration to bin/cycle storage.  <b>Recommendation: Refusal</b>	143 - 158  300 - 308

16 Quarterly s106 Monitoring Report 159 - 176

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 30 September 2016 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 paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended.

---

17 ENFORCEMENT REPORT 177 - 184

18 ENFORCEMENT REPORT 185 - 192

**PART I - Plans for North Planning Committee 193 - 308**