



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 23 JUNE 2009

Time: 7.00 PM

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

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

To Councillors on the Committee

Eddie Lavery (Chairman)
Alan Kauffman (Vice-Chairman)
David Allam
Anita MacDonald
Michael Markham
Carol Melvin
David Payne

This agenda and associated reports can be made available in other languages, in braille, large print or on audio tape on request. Please contact us for further information.

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This Agenda is available online at:
<http://lbh-modgov:9071/ieListMeetings.aspx?CId=116&Year=2009>

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INVESTOR IN PEOPLE

Useful information

Bus routes 427, U1, U3, U4 and U7 all stop at the Civic Centre. Uxbridge underground station, with the Piccadilly and Metropolitan lines, is a short walk away. Limited parking is available at the Civic Centre. For details on availability and how to book a parking space, please contact Democratic Services

Please enter from the Council's main reception where you will be directed to the Committee Room. An Induction Loop System is available for use in the various meeting rooms. Please contact us for further information.

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A useful guide for those attending Planning Committee meetings

Security and Safety information

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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.

Representatives of Conservation Area Advisory Panels are also members of the Committees and they advise on applications in their conservation area. They do not vote at Committee meetings

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

- 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 - 21 May 2009
- 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. Reports are split into 'major' and 'minor' applications. The name of the local ward area is also given in addition to the address of the premises or land concerned.

Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
6	RAF Eastcote, Lime Grove, Eastcote - 10189/APP/2009/621	Eastcote & East Ruislip	Amendments to reserved matters approval refs: 10189/APP/2007/3046 and 10189/APP/2007/2463 dated 31/03/2008 involving: rearrangement of plots 100-116, removal of access path between plots 102 and 103, provision of rear access to plots 101 and 102 and substitution between plots 103 and 258 of a 4 bed wheel chair unit and 4 bed life time home unit Recommendation: Approval	5 - 20
7	Harefield Academy, Northwood Way, Harefield - 17709/APP/2009/624	Harefield	Erection of a three storey building to provide accommodation for 50 boarders and 4 staff with ancillary amenity space, landscaping, car parking and biomass boiler enclosure Recommendation: Approval	21 - 60

8	London School of Theology, Green Lane, Northwood - 10112/APP/2009/707	Northwood	Erection of two storey teaching block to North West side of existing building (Phase 1) and new chapel and foyer to South East side of existing building (Phase 2) (Part Outline Application) Recommendation: S106 Agreement	61 - 96
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Non-major applications with petitions

	Address	Ward	Description & Recommendation	Page
9	85 & 87 Field End Road, Eastcote - 15225/APP/2008/3210	Eastcote & East Ruislip	Use of garage at rear for use as storage of commercial goods in connection with commercial premises (Application for a Certificate of Lawfulness for an existing use or operation or activity) Recommendation: Refusal	97 - 104
10	Land forming part of 12 Gladsdale Drive, Eastcote - 65761/APP/2009/599	Eastcote & East Ruislip	Two storey three-bedroom detached dwelling with associated parking Recommendation: Refusal	105 - 118

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
11	Land at 1-10 Lees Avenue, Northwood - 63316/APP/2009/774	Northwood	Block of 6 two storey, three-bedroom terraced houses and a two-bedroom detached bungalow with associated parking and vehicular crossovers, involving the demolition of existing 10 attached bungalows) Recommendation: Approval	119 - 136

12	Builders Yard, Joel Street, Northwood - 16194/APP/2009/580	Northwood Hills	Erection of a single-storey building for storage, offices, staffroom/toilets and customer service area plus general store (involving demolition of all existing buildings on site including the Vodafone plant and mast) Recommendation: Refusal	137 - 148
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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.

- 13 Enforcement report
- 14 Any Items Transferred from Part 1
- 15 Any Other Business in Part 2

Plans for North Planning Committee