



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY, 16 JULY 2009

Time: 7 PM

Venue: 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

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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

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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
- 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

Reports - Part 1 - 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 Applications without a Petition

	Address	Ward	Description	Page
6	84 & 84A Long Lane, Ickenham - 3231/APP/2009/555	Ickenham	Erection of a new 2 storey building with front side and rear dormer windows comprising of nine two bed units and one single bed unit (involving demolition of two existing buildings).	1 - 28
7	84 & 84A Long Lane, Ickenham - 3231/APP/2009/556	Ickenham	Demolition of two existing buildings and erection of a new 2 storey building with front side and rear dormer windows comprising of nine two bed units and one single bed unit (Conservation Area Consent).	29 - 34

Non Major Applications with a Petition

	Address	Ward	Description	Page
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8	29A Swakeleys Road, Ickenham - 30377/APP/2009/650	Ickenham	Change of use of building from Class B1 (Office) use to a mixed use of Class B1, Class A1 (hairdressing), Class D1 (osteopathy, chiropody, acupuncture, physiotherapy, homeopathy, chiropracty, aromatherapy, reflexology and herbaltherapy) and Sui Generis Use (tattooing, manicures, depilation, botox and teeth whitening).	35 - 46
9	Land rear of St Matthews Church, Forge Lane, Northwood - 62125/APP/2009/729	Northwood	3 two-bedroom terraced dwellings with habitable roofspace and associated parking.	47 - 60
10	Land rear of 81 - 93 Hilliard Road, Northwood - 64786/APP/2009/452	Northwood	Erection of 2 two storey buildings each comprising of two 2-bedroom maisonette flats, with associated car parking, cycle store and bin store involving demolition of existing buildings.	61 - 76

Non Major Applications without a Petition

	Address	Ward	Description	Page
11	Compass Theatre & Arts Centre, Glebe Avenue, Ickenham - 187/APP/2008/2807	Ickenham	Internal alterations (Application for Listed Building Consent).	77 - 84
12	36 Highfield Drive, Ickenham - 12536/APP/2008/1231	Ickenham	Erection of a two storey rear extension involving raising of the main roof height including one front and two rear dormers, and first floor part front extension (involving demolition of part of rear ground floor and conservatories).	85 - 92

13	Swakeleys House & Harrington House, Milton Road, Ickenham - 23202/F/81/1435	Ickenham	Request to vary the Section 52 Agreement relating to the site. SITE PLAN ONLY required.	93 - 120
14	78 Joel Street, Northwood - 65970/APP/2009/860	Northwood	Change of use from Class A1 Retail to Class A5 Hot Food Takeaway, involving alterations to shopfront and the installation of an extractor flue to the rear/ side.	121 - 132
15	St Johns School, Potter Street Hill, Northwood - 10795/APP/2009/513	Northwood	Extension & reconfiguration of existing timber fence enclosed compound to accommodate existing shed, new water storage tank & booster pump & recyclable waste store.	133 - 144
16	43 Jubilee Drive, Ruislip - 3799/APP/2009/723	Ruislip	Erection of a single storey part rear extension.	145 - 152
17	45 Jubilee Drive, Ruislip - 49109/APP/2009/725	Ruislip	Erection of a single storey part rear extension.	153 - 160

Other

	Address	Ward	Description	Page
18	S106 Quarterly Monitoring Report - up to 31 March 2009			161 - 170
19	Any Items Transferred from Part 1			

Plans for North Planning Committee