



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY, 27 AUGUST
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)
Anita MacDonald
Michael Markham
Carol Melvin
John Oswell
David Payne

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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 6 August 2009 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 with a Petition

	Address	Ward	Description & Recommendation	Page
6	16 & 18 Kingsend, Ruislip - 63221/APP/2009/1047	West Ruislip;	Conversion of existing dwellings to provide 3 one- bedroom and 8 two-bedroom flats, involving the provision of a new central link, part single storey, part two storey rear extensions, front dormers and side rooflights to each dwelling, together with associated parking, landscaping, vehicular and pedestrian access and bin store (involving demolition of existing garages)	5 - 28

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
7	Land forming part of 9 Woodlands Avenue, Ruislip - 66096/APP/2009/1238	Cavendish ;	Erection of two storey building comprising of 2 two-bedroom duplex units with associated parking and new vehicular crossover	29 - 42
8	1 Black Horse Parade, High Road, Eastcote - 2074/APP/2009/1045	Eastcote & East Ruislip;	Change of use from Class A1 retail to Class A5 restaurant	43 - 52
9	140-142 Green Lane, Northwood - 66055/APP/2009/1129	Northwood ;	Three storey building to form 1 one-bedroom, 1 three-bedroom and 7 two-bedroom flats with associated parking and basement, involving demolition of existing dwellings	53 - 68
10	2 Lea Crescent, Ruislip - 48985/APP/2009/165	South Ruislip;	Single storey outbuilding to rear for use as a complementary therapy treatment room, and provision of home office / hobby room	69 - 76

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
11	41 Rushdene Road, Eastcote - 51162/APP/2009/1286	Eastcote & East Ruislip;	Variation of condition 4 of planning permission reference 51162/APP/2009/466, dated 05-06-2009, to allow for alteration of the fenestration arrangement to the dormer window, involving increasing the glazed area from a 2-light window to a 3-light window.	77 - 84

12	41 Rushdene Road, Eastcote - 51162/APP/2009/1287	Eastcote & East Ruislip;	Single storey rear extension.	85 - 94
13	41 Rushdene Road, Eastcote - 51162/APP/2009/1288	Eastcote & East Ruislip;	Single storey rear extension	95 - 104
14	Littlebourne Farm, Northwood Road, Harefield - 63630/APP/2009/1291	Harefield;	Erection of a single storey extension to existing cattle yard	105 - 112
15	42 Lawrence Drive, Ickenham - 23057/APP/2009/1053	Ickenham;	Single storey rear extension with roof lantern	113 - 120
16	28 Warren Road, Ickenham - 63124/APP/2009/1532	Ickenham;	Amendment to planning permission ref. 63124/APP/2007/1521 dated 16/07/2007 (Erection of a part two storey, part single storey side, rear and front extension, a rear conservatory and erection of a front porch canopy and conversion of roofspace to provide habitable accommodation involving enlargement and raising of the roof height with the installation of a side dormer window and front, side (east elevation) and rear rooflights) to allow alterations to the roof involving lowering the eaves height, the installation of gable features on the front and rear elevations, changes to the front porch and changes to the side and rear elevations (Part retrospective application)	121 - 134

17	Mount Vernon Hospital, Rickmansworth Road, Harefield - 3807/APP/2009/1092	Northwood ;	Construction of a flat roof over the existing building (involving demolition of the existing pitched roof)	135 - 142
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Plans for North Planning Committee