



HILLINGDON
LONDON



North Planning Committee

To Councillors on the Committee

Eddie Lavery, Chairman

Alan Kauffman

Anita MacDonald

Michael Markham

Carol Melvin

John Oswell

David Payne

Date: TUESDAY, 27 OCTOBER
2009

Time: 7:00 PM

Venue: CR 5
CIVIC CENTRE
HIGH STREET
UXBRIDGE
UB8 1UW

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

**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.**

Published: Monday, 19 October 2009

Contact: Charles Francis

Tel: 01895 556454

Fax: 01895 277373

cfrancis@hillington.gov.uk

This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=116&MId=294&Ver=4>

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW
www.hillingdon.gov.uk



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.

Please switch off any mobile telephones and BlackBerries™ before the meeting. Any recording of the meeting is not allowed, either using electronic, mobile or visual devices.

If there is a FIRE in the building the alarm will sound continuously. If there is a BOMB ALERT the alarm sounds intermittently. Please make your way to the nearest FIRE EXIT.



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 BOMB ALERT the alarm sounds intermittently. Please make your way to the nearest FIRE EXIT.

Recording of meetings - This is not allowed, either using electronic, mobile or visual devices.

Mobile telephones - Please switch off any mobile telephones and BlackBerries before the meeting.

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 17 September 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	Southbourne Day Centre, 161 Elliott Avenue, Ruislip 66033/APP/2009/1060	Cavendish ;	Erection of a two storey building to provide 23 one and two-bedroom apartments, together with associated parking, involving the demolition of existing day centre building (Outline application) Deferred from North Committee 6/10/09 Recommendation: Approval subject to a Section 106 agreement	7 - 40

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
--	---------	------	------------------------------	------

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
7	23 Lime Grove, Ruislip 4065/APP/2009/1639	Cavendish ;	Two storey four-bedroom dwelling with habitable basement level and single storey detached garage to rear, involving demolition of existing dwelling and garage Recommendation: Approval	41 - 58
8	53 Pinn Way, Ruislip 1244/APP/2009/1132	Eastcote & East Ruislip;	Two storey rear and single storey side extensions, involving part demolition of existing dwelling and outbuildings Recommendation: Refusal	59 - 66
9	Land west of Woodfield Terrace & Dovedale Close, Harefield 66148/APP/2009/1453	Harefield;	Outline application with all matters reserved for 9 dwelling development Recommendation: Refusal	67 - 94
10	76 & 78 Victoria Road, Ruislip 43997/APP/2009/1404	Manor;	Change of use from Class A1 (Shops) to Class D2 (Assembly and Leisure) for use as a gymnasium Recommendation: Refusal	95 - 102
11	76 High Street, Northwood 17829/APP/2009/683	Northwood ;	Erection of a three-storey building comprising ground floor community hall and 6 studio and 2 one-bedroom self contained flats at first and second floor levels, with associated car parking (involving the demolition of the existing Northwood (Community) Hall) (Outline Application) Recommendation: Had an appeal for non-determination not been lodged, the application would have been refused for the following reasons:	103 - 120

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
12	The Dairy Farm, Breakspear Road, Northwood 27314/APP/2009/2021	Harefield;	Erection of sections of 1.8m high close boarded fencing (to match existing) to Nos. 6, 9 and 10 Burbery Close, and Nos. 4, 5 and 6 Dairy Farm Lane, and replacement of existing 5 Bar gate between Nos. 5 and 6 Dairy Farm with 1.8m solid wooden gates Recommendation: Approval	121 - 132
13	41 Green Lane, Northwood 12112/APP/2009/1591	Northwood ;	Change of use of basement and ground floor from Class A1 Retail to Class A3/A4 Restaurants/Cafes and Drinking Establishments, to include new door and ventilation duct to rear Deferred from North Committee 6/10/09 Recommendation: Approval of conditions	133 - 142
14	76 High Street, Northwood 17829/APP/2007/2861	Northwood ;	Erection of three storey building with ground floor community dining hall, 4 one-bedroom flats at first floor level and 4 one-bedroom flats at second floor level with associated parking (involving demolition of existing building) Recommendation: Refusal	143 - 158
15	43 Salisbury Road, Eastcote 33427/APP/2009/1680	Northwood Hills;	Change of use from Class A1 (Retail) to Class A2 (Financial and Professional Services) Recommendation: Approval	159 - 168

16	1 Long Drive, Ruislip 40940/APP/2009/1752	South Ruislip;	Change of use from Retail (Class A1) to Restaurants, cafe/hot food takeaways (Class A3/A5) with new shop front and outside seating area to front and front boundary wall Recommendation: Approval	169 - 182
17	Priors Farm, West End Road, Ruislip 14699/APP/2009/1599	South Ruislip;	Dutch Barn and Cattle Yard to site Recommendation: Approval	183 - 194

Other

	Address	Ward	Description & Recommendation	Page
18	S106 & S278 Quarterly Monitoring Report - up to 30 June 2009		Recommendation: To note the report	195 - 202

Part 2 - Members Only

The reports listed below are not made public because they contain confidential or exempt information under paragraph 6 of Par 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended.

	Address	Ward	Description & Recommendation	Page
--	---------	------	------------------------------	------

19 Enforcement Report

Plans for North Planning Committee