



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY, 19
NOVEMBER 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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<http://lbh-modgov:9071/ieListMeetings.aspx?CId=116&Year=2009>

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Useful 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 meetings held on 6 October (attached) & 27 October 2009 (to follow)
- 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	Royal Quay, Coppemill Lock, Park Lane, Harefield 43159/APP/2009/711	Harefield;	Residential development of 95 residential units in 8 buildings of two to four storeys, with decked and surface car parking for apartments and existing offices, associated landscaping, access alterations and footbridge across canal basin. Recommendation : Refusal	9 - 48

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
7	Yeading Brook between Torcross Road & Whity Road, Ruislip 66331/APP/2009/1968	Cavendish ;	Shared use cycle/footbridge over Yeading Brook (River Crane), as part of the proposed cycle track between Whitby Road and Queens Walk, Ruislip Recommendation : Approval	49 - 64

8	Land rear of 114, 116 & 118 Abbotsbury Gardens, Eastcote 66232/APP/2009/1711	Eastcote & East Ruislip;	Single storey detached two-bedroom dwelling with associated parking and new vehicular crossover, involving demolition of an existing garage. Recommendation : Approval	65 - 82
9	Land at rear and froming part of 63, 65 and 67 Lowlands Road, Eastcote 56032/APP/2009/967	Eastcote & East Ruislip;	Two storey, detached four-bedroom dwelling with habitable roofspace with associated parking and new vehicular crossover. Recommendation : Approval	83 - 118
10	33 Parkfield Road, Ickenham 40891/APP/2009/1338	Ickenham;	Single storey brick outbuilding to rear for use as shed Recommendation : Approval	119 - 130
11	126-128 High Street, Ruislip 3874/APP/2009/1837	West Ruislip;	Part change of use of Nos. 126-128 from Class A2 (Financial and Professional Services) to Class D2 (Assembly and Leisure) for use as a bingo hall (licensed under the Gaming Act) and alteration to front of No. 128. Recommendation : Refusal	131 - 140

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
12	290 West End Road, Ruislip 5677/APP/2009/1971	Manor;	Change of use from Class A1 (shops) to Class A3 (Restaurants and Cafes). Recommendation : Approval	141 - 150
13	20 Chestnut Avenue, Northwood 3401/ADV/2009/61	Northwood ;	Installation of 1 internally illuminated fascia sign. Recommendation : Approval	151 - 156
14	21 Hillside Road, Northwood 19722/APP/2009/1861	Northwood Hills;	Single storey front infill extension and loft conversion, involving conversion of garage to habitable use. Recommendation : Refusal	157 - 164

15	315 West End Road, Ruislip 61905/APP/2008/3233	South Ruislip;	Provision of 1.9m high close boarded timber fencing along the Masson Avenue and West End Road boundaries, with new access gates and visibility splays Masson Avenue (Part Retrospective Application). Recommendation : Approval	165 - 172
16	80 High Street, Ruislip 34237/APP/2009/652	West Ruislip;	Change of use from Class A1 retail to gaming arcade (Sui Generis) (Dual planning application with ref: 3862/APP/2009/653). Recommendation : Refusal	173 - 182
17	70 High Street, Ruislip 3862/APP/2009/653	West Ruislip;	Change of use from gaming arcade (Sui Generis) to Class A1 retail (Dual planning application with ref: 34237/APP/2009/652). Recommendation : Approval	183 - 192

18 Any Items Transferred from Part 1

19 Any Other Business in Part 2

Plans for North Planning Committee