



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 22 DECEMBER
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

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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<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=116&MId=297&Ver=4>

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INVESTOR IN PEOPLE

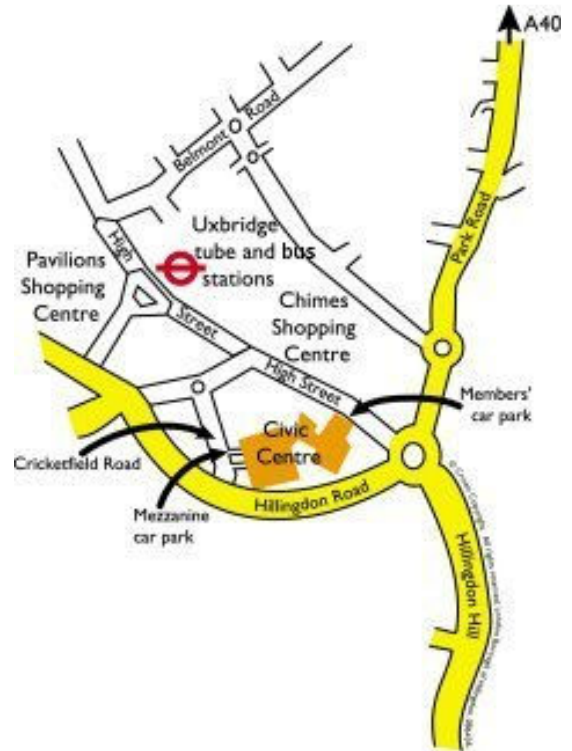
Useful information

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 meetings - 19th November 2009, 3rd December 2009 (to follow) and 8th December 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

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.

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	33 Parkfield Road, Ickenham - 40891/APP/2009/1338	Ickenham;	Single storey brick outbuilding to rear for use as shed Recommendation: Approval	17 - 28
7	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	29 - 40

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
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8	Civic Amenity Site, New Years Green Lane, Harefield - 8232/APP/2009/2224	Harefield;	Redevelopment to part of the civic amenity site to provide improved street lighting storage, winter maintenance and office facilities with associated open storage, vehicle parking and landscaping Recommendation: Approval	41 - 78
9	Civic Amenity Site, New Years Green Lane, Harefield - 8232/APP/2009/2225	Harefield;	Construction of a building for the weatherproof storage of road salt with associated landscaping Recommendation: Approval subject to no Call in being received from the Secretary of State	79 - 114
10	St Johns School, Potter Street, Northwood - 10795/APP/2009/1560	Northwood Hills;	Variation of condition 4 of planning permission ref. 10795/APP/2001/1600 dated 21/11/2001 (which limits the number of pupils at the school to 350 and staff to no more than 40), to allow for retention of the current numbers of 405 pupils and 65 full- time equivalent staff (Erection of additional classroom and assembly area with library for pre- prep school, together with first aid room and staff toilet) (Retrospective application) Recommendation: Approval	115 - 128
11	Ducks Hill Garden Centre, Ducks Hill Road, Ruislip - 10827/APP/2009/2311	West Ruislip;	Single storey infill extension to north east elevation, new canopy to front and side and alterations to rear Recommendation: Approval	129 - 142

Plans for North Planning Committee