



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY, 4 FEBRUARY
2010

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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This Agenda is available online at:
<http://lbh-modgov:9071/ieListMeetings.aspx?CId=116&Year=2009>

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INVESTOR IN PEOPLE

Useful information

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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 22 December 2009 and 12 January 2010
- 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 & Recommendation	Page
6	Highgrove House, Eastcote Road 10622/APP/2009/2504	Eastcote & East Ruislip;	Refurbishment and conversion of listed building to 12 residential units comprising 1 studio, 6 one-bedroom, 2 two-bedroom and 1 three-bedroom flats and 2 two-bedroom maisonettes and erection of 4 two-bedroom mews dwellinghouses, with associated amenity space and landscaping, involving demolition of detached stable building (Time extension of planning permission ref.10622/APP/ 2006/2490 dated 11/01/2007.) Recommendation: Approval	15 - 46

7	Highgrove House, Eastcote Road, Ruislip 10622/APP/2009/2506	Eastcote & East Ruislip;	Refurbishment and conversion of listed building to 12 residential units comprising one studio, 6 one- bedroom, 2 two-bedroom and 1 three-bedroom flats and 2 two-bedroom maisonettes (Time extension of Listed Building Consent ref.10622/APP/2006/2491 dated 12/01/2007.) Recommendation: Approval	47 - 58
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Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
8	Garage Rear of 8 Kingsend, Ruislip 27853/APP/2009/1773	West Ruislip;	Two storey two-bedroom detached dwelling with associated parking. Recommendation: Refusal	59 - 72
9	76 Exmouth Road, Ruislip 66257/APP/2009/1785	Cavendish ;	Erection of a single storey side and rear extension (involving demolition of existing attached garage to side and part single storey rear extension). Recommendation: Approval	73 - 82
10	3 Newyears Green Lane, Harefield 64656/APP/2008/1921	Harefield;	Erection of a two storey side and part single storey rear extensions. Recommendation: Refusal	83 - 90

11	Oakhurst, 1 Northgate, Northwood 30779/APP/2009/2036	Northwood ;	Erection of 2 x two-storey, six-bedroom detached dwellings with habitable roof space and associated parking, including a detached double garage and new access road located between 'Oakhurst' and 'Walderton' and erection of a part single storey, part two storey side/front extension to Oakhurst (involving the demolition of the existing detached garage) Recommendation: Approval	91 - 118
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Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
12	10 Meadow Close, Ruislip 19443/APP/2009/2377	Eastcote & East Ruislip;	Single storey rear extension and conversion of loft space to habitable use with 2 side and 1 rear dormers and 1 side rooflight Recommendation: Approval	119 - 128
13	Joel Street Farm, Joel Street, Northwood 8856/APP/2009/2349	Northwood ;	Infill extension to create additional Class B1 office space with mezzanine level and 3 rooflights (renewal of Planning permission ref: 8856/APP/2006/3097). Recommendation: Approval	129 - 138
14	Mossleigh, Highfield Close, Northwood 61633/APP/2009/2387	Northwood ;	Two storey five-bedroom dwelling with associated parking, involving demolition of existing dwelling. Recommendation: Approval	139 - 160
15	22 Winchester Road, Northwood 65938/APP/2009/1751	Northwood Hills;	Erection of a single storey front, side and rear extensions (involving the demolition of existing side garage) (amended plans received) Recommendation: Approval	161 - 170

16	10 Chiltern Road, Eastcote 13772/APP/2009/1897	Eastcote & East Ruislip;	Single storey detached garage / plant room with habitable roof space with 1 front and 1 rear dormer involving demolition of existing detached garage and car port and installation of swimming pool to rear Recommendation: Approval	171 - 180
17	Quarterly Monitoring Report - 1 October - 31 December 2009 - PART I			181 - 186

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.

ENFORCEMENT

18 Quarterly Monitoring Report - 1 October - 31 December 2009 - PART II

19 Any Other Business in Part 2

Plans for North Planning Committee