



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 6 APRIL 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

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: Thursday, 25 March 2010

Contact: Charles Francis
Tel: 01895 556454
Fax: 01895 277373
cfrancis@hillington.gov.uk

This Agenda is available online at:

<http://modgov-int.hillingdon.gov.uk/ieListDocuments.aspx?CId=116&MId=302&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

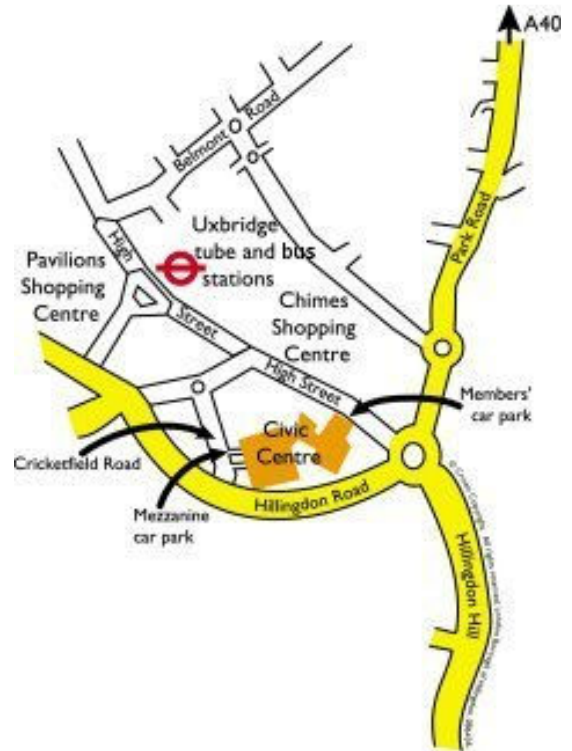
Useful information

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 the previous meeting (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.

Other - Without a Petition

	Address	Ward	Description & Recommendation	Page
6	Swakeleys House, Milton Road, Ickenham	Ickenham	Proposal to vary by consent of the owner and Local Planning Authority a Section 52 Agreement of 1984, relating to the erection of 25,092 square feet of offices in the grounds of Swakeleys House Recommendation: Delegated authority be granted to the Director of Planning and Community Services to negotiate and accept a Deed of Variation to the s52 Agreement.	1 - 14

Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
7	150 Field End Road, Eastcote 25760/APP/2009/2441	Cavendish	Erection of a four storey building with basement parking, comprising 10 one-bedroom, 29 two- bedroom and 5 three-bedroom residential flats and a commercial unit on the ground floor fronting Field End Road (involving demolition of the existing building) Recommendation: Refusal	15 - 46
8	Former Reindeer Public House, Maxwell Road, Northwood 18958/APP/2009/2210	Northwood	Erection of a part two, part three, part four storey building comprising of 1 one-bedroom flat, 4 two-bedroom flats and 7 three-bedroom flats, with associated surface and basement car parking, secured cycle parking, bin store and alterations to vehicular access Recommendation: Approval	47 - 88

Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
9	Breakspear House, Breakspear Road North, Harefield 7610/APP/2009/2499	Harefield	Details in compliance with conditions 4 (Site survey) and 7 (Survey plan) of planning permission ref.7610/APP/2008/1012 Recommendation: That subject to no objections being received from English Heritage, details provided in respect of conditions 4 and 7(i) of planning permission ref: 7610/APP/2008/1012 dated 21/8/2009 be agreed	89 - 100

Non-Major Application with a Petition

	Address	Ward	Description & Recommendation	Page
10	52 Crosier Way, Northwood 66672/APP/2010/43	Manor	Conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end. (Application for a Certificate of Lawful Development for a Proposed Development) Recommendation: That a certificate of lawful use or development be GRANTED for the proposed development	101 - 106
11	Land forming part of 28B Kingsend, Ruislip 5740/APP/2009/2541	West Ruislip	Erection of a single storey two-bedroom detached bungalow with detached garage and associated parking and amenity space Recommendation: Refusal	107 - 120

Non-Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
12	10 Meadow Close, Ruislip 19443/APP/2009/2378	Eastcote & East Ruislip	Single storey rear extension and alterations to roof to provide additional habitable roofspace with 2 side dormers and conversion of roof from hip to gable end with a new gable end window. (Application for a Certificate of Lawful Development for a Proposed Development) Recommendation: That a certificate of lawful use or development be GRANTED for the proposed development	121 - 126
13	Harefield Health Centre, Rickmansworth Road, Harefield 58683/APP/2009/2792	Harefield	Installation of cycle shelter and erection of a bin compound Recommendation: Approval	127 - 136

14 Any Items Transferred from Part 1

Plans for North Planning Committee

Pages 137 - 208