



HILLINGDON  
LONDON



## North Planning Committee

**Date:** THURSDAY, 29 APRIL 2010

**Time:** 7 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=2010>

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# 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

### Security and Safety information

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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

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- 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
- 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	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.  <b>Recommendation : Approval subject to a S278 agreement.</b>	11 - 54

## Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	Harefield Place, The Drive, Ickenham  12571/APP/2010/319	Ickenham;	Erection of a new building for use as a care home (Use Class C2), the refurbishment , alteration and change of use of Harefield Place to a care home (Use Class C2), provision of ancillary amenity space and car parking (involving the demolition of existing office extensions).  <b>Recommendation : Refusal</b>	55 - 100
8	Harefield Place, The Drive, Ickenham  12571/APP/2010/355	Ickenham;	The refurbishment, alteration and change of use of Harefield Place to a care home (Use Class C2), provision of ancillary amenity space and car parking (involving the demolition of existing office extensions) (Application for Listed Building Consent).  <b>Recommendation : Refusal</b>	101 - 112

## Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
9	St John's School, Potter Street Hill, Northwood  10795/APP/2009/1560	Northwood Hills;	Retention of additional classroom and assembly area with library for pre-prep school, together with first aid room and staff toilet, without complying with condition 4 of planning permission ref. 10795/APP/2001/1600 dated 21/11/2001 (which limits pupil numbers at the school to 350 and staff to no more than 40) to allow the retention of the current numbers of 405 pupils and 65 full-time equivalent staff (Retrospective Application).  <b>Recommendation : Approval subject to a S106/Unilateral Undertaking</b>	113 - 134

10	19 Grove Road, Northwood  27846/APP/2010/145	Northwood ;	Single storey front and side extension, two storey rear extension, alterations to existing sides, conversion of loft space for habitable use to include 2 rear rooflights and 4 skylights, alterations to front elevation to include new front porch, new pitched roof to single storey front and pitched roof to existing bay windows at first floor.  <b>Recommendation : Approval</b>	135 - 144
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### Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
11	10 St Andrews Close, Ruislip  43907/APP/2009/2760	Cavendish;	First floor side/rear extension and conversion of roof space for habitable use involving rear dormer window and 2 front and 1 rear rooflights.  <b>Recommendation : Refusal</b>	145 - 150
12	North of Roundwood House, Northwood Road, Harefield  53258/APP/2010/91	Harefield;	Construction of new vehicular access with associated hedgerows, timber fencing and gates.  <b>Recommendation : Approval</b>	151 - 160
13	Edwinns, The Old Orchard, Park Lane, Harefield  3499/APP/2009/2729	Harefield;	Single storey side extension, provision of delivery access road to side, paved terrace area with covered shelter to side to include new wall, new log store shelter and shed, repositioning of gas tank, alterations to banking, new fencing area, enlargement and alteration to car parking area/new fencing and alterations to front entrance, to include demolition of existing bay window to side.  <b>Recommendation : Approval</b>	161 - 182

14	25 Joel Street, Northwood  56137/APP/2010/48	Northwood Hills;	Change of use to Class A3 Restaurant and Class A5 hot food takeaway and elevational alterations.  <b>Recommendation : Approval</b>	183 - 194
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## Other

15	S106 Quarterly Monitoring Report to 31 December 2009			195 - 202
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## 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.

### 16. ENFORCEMENT REPORT

**Pages** 203 - 210

Any Items Transferred from Part 1

Any Other Business in Part 2

### Plans for North Planning Committee

**Pages** 211 - 324