



HILLINGDON
LONDON



North Planning Committee

To Councillors on the Committee

To be determined.

Date: THURSDAY, 20 MAY 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

**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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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=116&Year=2010>

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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.

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

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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 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.

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	Northolt Junction, Civic Way, Ruislip 66712/APP/2010/103	South Ruislip;	Track and junction improvements involving widening the existing up line embankment for 1.2km; stabilising the existing embankment; laying a second track South of existing up main line; provision of new junctions; replacing the existing single track bridge over Civic Way with a double track bridge; infilling redundant under bridge and ancillary works. Recommendation: Refusal	1 - 42

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
7	3 Pikes End, Eastcote 18957/APP/2010/266	Northwood Hills;	Front porch infill, first floor side extension and alterations to existing side elevation. Recommendation: Approval	43 - 52
8	The Ferns, Withy Lane, Ruislip 6885/APP/2009/2650	West Ruislip;	Demolition of existing industrial building and erection of a block of 5 flats with associated parking (outline application). Recommendation: Refusal	53 - 70
9	91-97 High Road, Ickenham 14964/APP/2009/896	West Ruislip;	Change of use of first and second floors from Class B2 industrial use to 4 four-bedroom flats with side/rear external access staircase and rear first floor walkway and installation of new rear first floor walkway and staircase (Part Retrospective Application). Recommendation: Refusal	71 - 86

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
10	41 Rushdene Road, Eastcote 51162/APP/2010/247	Eastcote & East Ruislip;	Single storey rear extension with glass panelling to rear. Recommendation: Refusal	87 - 96
11	41 Rushdene Road, Eastcote 51162/APP/2010/246	Eastcote & East Ruislip;	Single storey rear extension. Recommendation: Refusal	97 - 106

12	9 Burwood Avenue, Eastcote 41436/APP/2008/49	Eastcote & East Ruislip;	Elevational alterations to side and rear elevations, involving the installation of 2 side windows, and increase in width of the rear element of the single storey part side extension by 700mm and replacement of its mono-pitch roof with a dummy-pitch roof, of planning permission ref. 41436/APP/2004/936 dated 07/10/2004: Erection of a part two storey, part single storey side extension and installation of a new vehicular crossover. Recommendation: Approval	107 - 116
13	9 Burwood Avenue, Eastcote 41436/APP/2008/3396	Eastcote & East Ruislip;	Front canopy extension (Retrospective application). Recommendation: Refusal	117 - 124

14 Any Items Transferred from Part 1

15 Any Other Business in Part 2

Plans for North Planning Committee