



HILLINGDON  
LONDON



# Major Applications Planning Committee

**Date:** TUESDAY, 5 DECEMBER  
2017

**Time:** 7.00 PM, OR UPON THE  
RISING OF THE NORTH  
PLANNING COMMITTEE,  
WHICHEVER IS LATEST

**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

Councillor Edward Lavery (Chairman)  
Councillor Ian Edwards (Vice-Chairman)  
Councillor Jazz Dhillon  
Councillor Janet Duncan  
Councillor Henry Higgins  
Councillor John Morgan  
Councillor John Oswell  
Councillor Brian Stead  
Councillor David Yarrow

**Published:** Monday, 27 November 2017

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=325&Year=0>

***Putting our residents first***

Lloyd White  
Head of Democratic Services  
London Borough of Hillingdon,  
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

# Useful information for residents and visitors

## *Watching & recording this meeting*

You can watch the public (Part 1) part of this meeting on the Council's YouTube channel, live or archived after the meeting. Residents and the media are also welcome to attend in person, and if they wish, report on the public part of the meeting. Any individual or organisation may record or film proceedings as long as it does not disrupt proceedings.

Watch a **LIVE** broadcast of this meeting on the Council's YouTube Channel: *Hillingdon London*

Those attending should be aware that the Council will film and record proceedings for both official record and resident digital engagement in democracy.



It is recommended to give advance notice of filming to ensure any particular requirements can be met. The Council will provide seating areas for residents/public, high speed WiFi access to all attending and an area for the media to report. The officer shown on the front of this agenda should be contacted for further information and will be available to assist.

When present in the room, silent mode should be enabled for all mobile devices.

## *Travel and parking*

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 way away. Limited parking is available at the Civic Centre. For details on availability and how to book parking space, please contact Democratic Service. Please enter from the Council's main reception where you will be directed to the Committee Room.

## *Accessibility*

For accessibility options regarding this agenda please contact Democratic Services. For those hard of hearing an Induction Loop System is available for use.

## *Emergency procedures*

If there is a FIRE, you will hear a continuous alarm. EXIT and assemble on the Civic Centre forecourt. Fire Marshal or Security Officer. In the event of a SECURITY INCIDENT, follow instructions issued via the tannoy, a Fire Marshal or a Security Officer. Those unable to evacuate using the stairs, should make their way to the signed refuge locations.



## 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 SECURITY INCIDENT follow the instructions issued via the tannoy, a Fire Marshall or a Security Officer.

**Mobile telephones** - Please switch off any mobile telephones before the meeting.

### Petitions and Councillors

**Petitions** - Those who have organised a petition of 20 or more people who live, work or study in the borough, 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.

### 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;

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.

4. The Committee may ask questions of the

## Agenda

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### CHAIRMAN'S ANNOUNCEMENTS

- 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 1 - 2
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items marked in Part 1 will be considered in public and those items marked in Part 2 will be heard in private

### PART I - Members, Public and Press

Items are normally marked in the order that they will be considered, though the Chairman may vary this. 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	Woodbridge House, New Windsor Street, Uxbridge  20590/APP/2017/3413	Uxbridge South	Demolition of an existing Almshouse complex and erection of 30 residential units (Use Class C3) comprising 20 one-bed almshouse units, two two-bed almshouse units and eight one-bed units for persons of state pensionable age (of which 23 units built to M4(2) standard with M4(3) bathrooms and seven built to full M4(3) standard), with office / meeting room, residents' cafe / social room, ancillary buildings and associated parking and landscaping.  <b>Recommendation: Approval</b>	3 - 36  266 - 281

7	COMAG, Tavistock Road, Yiewsley  24843/APP/2017/2974	Yiewsley	RECONSULTATION - Demolition of existing buildings (Use Class B8) and erection of 110 self-contained (16 one-bedroom, 84 two-bedroom and ten three-bedroom) units (Use Class C3), Community Use (Class D1 Use), and the provision of car parking, associated landscaping, drainage and other other ancillary work (changes include addition of community facility).  <b>Recommendation: Approval</b>	37 - 80  282 - 298
8	Former Garage Site off Malmesbury Close and Land Opposite 18-32 Malmesbury Close, Pinner  73231/APP/2017/3665	Northwood Hills	Demolition of existing garage blocks and construction of a terrace of five two-storey, four-bedroom dwellings and additional rooms in roof space and eleven car parking spaces provided on former garage plot.  <b>Recommendation: Approval</b>	81 - 102  299 - 307

### Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	40a-50 Station Road, Hayes  11563/APP/2017/2071	Botwell	Part conversion and part redevelopment of site to provide a part one to four storey building with roof-top plant comprising five retail units and a 64-bedroom hotel, with restaurant, and associated servicing facilities and car park.  <b>Recommendation: Approval</b>	103 - 140  308 - 329
10	Ansell Garden Centre, Holloway Lane, Harmondsworth  1114/APP/2017/2104	Heathrow Villages	Replacement of shop and canopy destroyed by fire and retention of a dog grooming parlour.  <b>Recommendation: Approval</b>	141 - 168  330 - 338

11	Axis House, 242 Bath Road, Sipson  43794/APP/2017/3704	Heathrow Villages	Erection of a five-storey, 128-bedroom hotel including the excavation of a basement to provide 50 car parking and associated landscaping.  <b>Recommendation: Approval</b>	169 - 202  339 - 354
12	Ruislip High School, Sidmouth Drive, Ruislip  64322/APP/2017/3185	Manor	Provision of a new three-storey linked building; accommodating school hall; Sixth Form centre; classrooms; staff and ancillary facilities; single-storey extension to changing rooms; enhancement of the central courtyard with associated hard and soft landscaping; additional cycle storage; and ancillary development.  <b>Recommendation: Approval</b>	203 - 244  355 - 381
13	Land opposite 59/60 Hillingdon Road, Uxbridge  73182/ADV/2017/97	Uxbridge North	Advertisement consent for four freestanding billboards (approximately 6m x 3m) with associated lighting.  <b>Recommendation: Approval</b>	245 - 252  381 - 387
14	Wellington House, 4-10 Cowley Road, Uxbridge  21755/APP/2017/3716	Uxbridge South	Prior Approval Application for the change of use from office accommodation (Use Class B1a) to 43 residential units (Use Class C3).  <b>Recommendation: Approval</b>	253 - 264  388 - 398

**PART I - Plans for Major Applications Planning Committee 265 - 398**