



HILLINGDON
LONDON



Central & South Planning Committee

Date: TUESDAY, 22 MAY 2018

Time: 7.00 PM

Venue: COMMITTEE ROOM 5 -
CIVIC CENTRE, HIGH
STREET, UXBRIDGE

**Meeting
Details:** Members of the Public and
Press are welcome to attend
this meeting

To Councillors on the Committee

Councillor Ian Edwards (Chairman)
Councillor David Yarrow (Vice-Chairman)
Councillor Shehryar Ahmad-Wallana
Councillor Mohinder Birah
Councillor Nicola Brightman
Councillor Roy Chamdal
Councillor Alan Chapman
Councillor Jazz Dhillon
Councillor Janet Duncan

Published: Monday, 14 May 2018

Contact: Luke Taylor
Tel: 01895 250 693
Email: ltaylor3@hillington.gov.uk

This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=123&Year=0>

Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
Phase II, Civic Centre, High Street, Uxbridge, UB8 1UW
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;

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

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 meetings 1 - 6
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part I will be considered in Public and that the items marked Part 2 will be considered in private

PART I - Members, Public and the 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.

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Land at Sandow Crescent, Hayes 879/APP/2018/540	Botwell	Seven three-bed dwellings with associated parking and amenity space. Recommendation: Refusal	7 - 22 170 - 177
7	23 Cowley Crescent, Cowley 11257/APP/2017/2722	Uxbridge South	Two-storey, three-bed detached dwelling with habitable roof space, installation of vehicular crossover to front and parking and amenity space. Recommendation: Refusal	23 – 38 178 - 184

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	843 Uxbridge Road, Hayes 630/APP/2018/797	Botwell	Change of use from retail (Use Class A1) to café and shisha bar (sui generis) to include a single-storey rear extension. Recommendation: Refusal	39 – 50 185 - 187
9	14 Fredora Avenue, Hayes 73491/APP/2018/299	Charville	Part two-storey, part single-storey side / rear extension, involving demolition of existing stores and conservatory. Recommendation: Refusal	51 – 60 188 - 197
10	Land forming part of 31 Raynton Drive, Hayes 60138/APP/2018/1235	Charville	Two-storey, one-bed detached dwelling with associated parking and amenity space and installation / relocation of vehicular crossover to front. Recommendation: Refusal	61 – 74 198 - 205
11	1376 Uxbridge Road, Uxbridge 68816/APP/2018/837	Hillingdon East	Change of use of ground floor from retail (Use Class A1) to provide one one-bed flat (Use Class C3) to include alterations to front elevation (Part-Retrospective). Recommendation: Refusal	75 – 86 206 - 208
12	23 Victoria Avenue, Hillingdon 12211/APP/2018/509	Hillingdon East	Demolition of existing property and erection of new two-storey property to provide two two-bed self-contained flats, with associated parking and amenity space to include new vehicular crossover to front. Recommendation: Approval	87 – 102 209 - 215

13	60 Carfax Road, Hayes 51061/APP/2017/4328	Pinkwell	Single-storey detached outbuilding to rear, for use as a hair salon (Retrospective). Recommendation: Refusal	103 – 110 216 - 219
14	210 Central Avenue, Hayes 71772/APP/2018/841	Townfield	Part two-storey, part single-storey rear extension and conversion of dwelling to two one-bed self-contained flats, with associated parking and amenity space. Recommendation: Approval	111 – 126 220 - 227
15	11 Belmont Road, Uxbridge 34940/APP/2018/346	Uxbridge North	Part change of use from restaurant (Use Class A3) to create two one-bed and one two-bed self-contained flats (Use Class C3). Recommendation: Approval	127 – 142 228 - 232
16	66 Fairway Avenue, West Drayton 29143/APP/2018/715	West Drayton	Raising and enlargement of roof space to create habitable accommodation, including the erection of a single-storey front extension and installation of a porch. Recommendation: Refusal	143 – 152 233 - 238

PART II - MEMBERS ONLY

17	ENFORCEMENT REPORT	153 - 160
18	ENFORCEMENT REPORT	161 - 168

PART I - Plans for Central and South Planning Committee 169 - 238