



HILLINGDON
LONDON



Central & South Planning Committee

Date: THURSDAY, 10 JANUARY
2019

Time: 7.00 PM

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

**Meeting
Details:** Members of the Public and
Media are welcome to attend.
This meeting may also be
broadcast live.

This Agenda is available online at:
www.hillingdon.gov.uk or use a smart phone
camera and scan the code below:



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

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Putting our residents first

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

Useful information for residents and visitors

Watching & recording this meeting

You can watch the public 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 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 asked to sign-in and then 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. Please follow the signs to the nearest FIRE EXIT and assemble on the Civic Centre forecourt.

Lifts must not be used unless instructed by a 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 Committees

Petitions, Speaking and Councillors

Petitions – Those who have organised a petition of 20 or more people who live 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. The Chairman may vary speaking rights if there are multiple petitions

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 meeting works

The planning committees consider the more complex or controversial proposals for development and also 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 discuss 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.

How the Committee makes decisions

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. 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 meeting 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	11 COURT DRIVE, HILLINGDON – 39528/APP/2018/3757	Uxbridge North	Erection of garage to front (Retrospective) Recommendation: Refusal	7 - 14 179 - 184

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	11 WELBECK COURT, WELBECK AVENUE, HAYES – 73499/APP/2018/1700	Barnhill	Change of use from retail (Use Class A1) to hot food takeaway (Use Class A5), installation of a new duct for kitchen extraction and provision of cycle store Recommendation: Approval	15 – 26 185 - 190

8	BRUNEL UNIVERSITY, AMCC2, KINGSTON LANE, HILLINGDON – 532/ADV/2018/66	Brunel	Installation of 1 non illuminated fascia sign and 3 non illuminated door vinyls Recommendation: Approval	27 – 32 191 - 194
9	91 CENTRAL AVENUE, HAYES – 3159/APP/2018/4000	Townfield	Single storey outbuilding to rear for use as a home office Recommendation: Approval	33 – 42 195 - 199
10	6 COMPTON ROAD, HAYES - 64537/APP/2018/3485	Townfield	Single storey outbuilding to rear for use as a special needs sensory room (Retrospective) Recommendation: Approval	43 – 50 200 - 203
11	GOAL BUILDING, SPRINGFIELD ROAD, HAYES – 49962/APP/2018/3632	Townfield	Variation of condition 8 (opening hours) of planning permission 49962/APP/2002/185 dated 28/11/2002 (erection of a multi-sport centre with sports pitches, changing facilities, social bar, heath and fitness suite and associated parking) to alter the opening time from 07:00 to 06:00 for use of the fitness suite only Recommendation: Approval	51 – 64 204 - 207
12	COURT PARK BOWLS CLUB, HILLINGDON COURT PARK, PARKWAY, HILLINGDON – 33146/APP/2018/3728	Uxbridge North	Demolition of existing bowls club pavilion and construction of replacement pavilion with canopy and associated works Recommendation: Approval	65 – 78 208 - 216
13	2 NORTH WAY, UXBRIDGE - 2916/APP/2018/3675	Uxbridge North	Erection of 2 storey x 2 bedroom attached dwelling and associated car parking and landscaping Recommendation: Approval	79 – 96 217 - 223

14	SECURITAS HOUSE (FORMERLY LOVELL HOUSE), HIGH STREET UXBRIDGE – 32215/APP/2018/844	Uxbridge South	Variation of condition 1 (parking) of prior approval Ref: 32215/APP/2016/4037 dated 28/12/2016 (change of use of existing office building to 31 self- contained apartments), in order to amend the on-site parking requirement Recommendation: Approval	97 – 112 224 - 232
15	VINE HOUSE, HARLINGTON ROAD, HILLINGDON – 36297/APP/2018/2775	Yiewsley	Change of use from office (Use Class B1) to adult educational centre (Use Class D1) Recommendation: Approval	113 - 124 233 - 236
16	S106 QUARTERLY MONITORING REPORT			125 - 152

PART II - MEMBERS ONLY

The reports listed below are not made public because they contain confidential or exempt information under paragraph 6 of Part 1 of Schedule 12 A to the Local Government (Access to Information) Act 1985 as amended.

17	ENFORCEMENT REPORT	153 - 160
18	ENFORCEMENT REPORT	161 - 168
19	ENFORCEMENT REPORT	169 - 178

PART I - Plans for Central and South Planning Committee 179 - 236