



HILLINGDON  
LONDON



# Major Applications Planning Committee

## To Councillors on the Committee

Councillor Edward Lavery (Chairman)  
Councillor Ian Edwards (Vice-Chairman)  
Councillor Janet Duncan  
Councillor Martin Goddard  
Councillor John Morse  
Councillor John Oswell  
Councillor Steve Tuckwell  
Councillor Henry Higgins  
Councillor Carol Melvin BSc (Hons)

**Date:** WEDNESDAY, 20  
NOVEMBER 2019

**Time:** 6.00 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](http://www.hillingdon.gov.uk) or use a smart phone  
camera and scan the code below:



**Published:** Tuesday, 12 November 2019

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Putting our residents first

Lloyd White  
Head of Democratic Services  
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 Centre. Uxbridge underground station, with the Pic and Metropolitan lines, is a short walk away. Limited parking is available at the Civic Centre. For details on 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 Council 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. Follow the signs to the nearest FIRE EXIT and assemble in 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

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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 - 8
- 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	Watercress Beds, Spring Lane, Harefield - 24597/APP/2018/2373	Harefield	Change of use of site to a camping site (Use Class D2), alteration of existing building to provide visitors' centre, erection of seven camping pods, associated landscaping and car parking with 18 spaces.  <b>Recommendation: Refusal</b>	9 – 50  224-232
7	Land Adjacent to Whiteheath Junior School, Whiteheath Avenue, Ruislip - 64510/APP/2019/1412	West Ruislip	Erection of 4 dwellings with associated parking, new crossover and all external works.  <b>Recommendations: Approval</b>	51 – 80  233-241

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## Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	Land at Cessna Road, Heathrow Airport, Hounslow - 62360/APP/2018/3381	Heathrow Villages	<p>Reserved matters (landscaping) pursuant to condition 2 of outline planning permission ref: 62360/APP/2017/3000 dated 27-06-19 (Section 73 application to amend condition 3 (approved plans) of planning permission ref. 62360/APP/2015/4277 dated 01-12-2016 for Outline application for the erection of a 298 room hotel (Matters reserved: Landscaping) at Terminal 2 Heathrow Airport. Changes include alterations to footprint, increase in height to include additional storey and roof top boardroom, increase in bedrooms provided from 298 to 360, relocation of elevated pedestrian link from first floor level to second floor level, revised external appearance, revised car parking, drop-off lay-by and internal re-arrangements).</p> <p><b>Recommendations: Approval</b></p>	81 – 96 242-250
9	Unit 2-4, Airport Gate Business Centre, Bath Road, Heathrow - 54794/APP/2019/2421	Heathrow Villages	<p>Application for the change of use from B1c and B8, to B1c, B2 and B8 for Units 2-4, including the replacement of external cladding, and internal alterations to the first-floor and alterations to access, car parking layout serving Units 5-7 and landscaping and service yards together with associated works.</p> <p><b>Recommendations: Approval</b></p>	97 – 116 251-266
10	World Business Centre 5, Newall Road, Heathrow Airport - 74351/APP/2018/4098	Heathrow Villages	<p>Erection of office building (Outline application with all matters reserved).</p> <p><b>Recommendations: Approval</b></p>	117-170 267-273

11	51 Belmont Road, Uxbridge - 34151/APP/2019/3459	Uxbridge North	Variation to Conditions 1 and 2 of planning application reference 34151/APP/2017/3332 (Change of use from office (Use Class B1) to 14 residential units (Use Class C3) together with ancillary car parking, cycle storage and waste and recycling storage (Prior Approval)  <b>Recommendations: Approval</b>	171-184  274-278
12	Packet Boat Marina, Packet Boat Lane, Cowley - 53216/APP/2018/4179	Yiewsley	Change of use of 25 existing moorings from leisure to residential use, with associated works  <b>Recommendations: Approval</b>	185-222  279-292

**PART I - Plans for Major Applications Planning Committee –  
pages 223 - 292**