



HILLINGDON  
LONDON

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## **VIRTUAL** Major Applications Planning Committee

### To Councillors on the Committee

Councillor Edward Lavery (Chairman)  
Councillor Steve Tuckwell (Vice-Chairman)  
Councillor Janet Duncan  
Councillor John Morgan  
Councillor John Morse  
Councillor Henry Higgins  
Councillor Carol Melvin BSc (Hons)  
Councillor Becky Haggar  
Councillor Raju Sansarpuri

**Date:** WEDNESDAY, 15 JULY  
2020

**Time:** 6.00 PM

**Location:** THIS IS A VIRTUAL  
MEETING

**Watch Live** Watch a live broadcast of this meeting on the Council's YouTube channel: [Hillingdon London](#)

**Important Meeting Advice:** Following Government advice to avoid all but essential travel and to practice social distancing, the Council is temporarily suspending public speaking at Planning Committee Meetings during the coronavirus pandemic. Written representations will be invited and read out in lieu, as part of our established petitions process.

**Published:** Tuesday, 7 July 2020

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

**Putting our residents first**

# 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 - 6
- 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	The Former Star PH, Hillingdon - 8057/APP/2019/3862	Hillingdon East	Erection of a part 4, part 5 storey building accommodating 14 dwellings (9 x 1 bed, 3 x 2 bed and 2 x 3 bed flats) and commercial space, and the erection of a separate 2 storey building with roof accommodation to provide 2 x 3 bed houses, car and cycle parking and private and communal amenity space.  <b>Recommendation: Refusal</b>	7 - 40  <b>152-171</b>

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## Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	The Former Star PH, Hillingdon - 8057/APP/2019/3861	Hillingdon East	Erection of a part 3, part 4 storey building accommodating 10 dwellings (6 x 1 bed, 2 x 2 bed and 2 x 3 bed flats); 112 sq.m of commercial space at ground floor level with car and cycle parking and private and communal amenity space and erection of a 2 storey building with roof accommodation comprising 2 x 4 bed houses, car and cycle parking and private amenity space.  <b>Recommendation: Approve + Sec 106</b>	41 – 86 172-190
8	Out of Borough consultation, Unit 5 Bulls Bridge Industrial Estate Hayes - 39705/APP/2020/1560		Out of Borough Consultation by L B Hounslow:  Site: Unit 5, Bulls Bridge Industrial Estate, Hayes,  Proposals: Change of use from A1 (non-food) retail to open A1 (including food) retail, subdivision of the existing unit to form two A1 retail units, car park reconfiguration, external alterations and associated works (LB Hounslow ref: P/2019/3227).  <b>Recommendation: Objection</b>	87 – 98 191-208
9	The Dice Site, St Andrews, Hillingdon Road, Uxbridge - 585/APP/2019/771	Uxbridge North	Planning Application for 10 no. residential units within the ground floor of Blocks 3-7 of 'the Dice' development, comprising 5 no. additional residential units, and the alteration of 5 no. residential units approved under Reserved Matters permission Ref. 585/APP/2016/4442.  <b>Recommendation: Approve + Sec 106</b>	99 – 122 209-224

10	Frays Court, 71-72 Cowley Road, Uxbridge - 13010/APP/2020/1758	Uxbridge South	Change of use from offices (Use Class B1a) to residential (Use Class C3) to accommodate 23 residential units (Application for Prior Approval under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)).  <b>Recommendation: Approve + Sec 106</b>	123-142  225-233
11	Southlands Art Centre The Green, West Drayton - 12569/APP/2020/1585	West Drayton	Change colour of external doors and re-build steps on entrance path (Retrospective)(Listed Building Consent).  <b>Recommendation: Approval</b>	143-150  234-239

**PART I - Plans for Major Applications Planning Committee –  
pages 151 - 240**