



HILLINGDON
LONDON



Borough Planning Committee

Date: TUESDAY 7 DECEMBER
2021

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.

To Councillors on the Committee

Councillor Henry Higgins (Chairman)
Councillor Shehryar Ahmad-Wallana
Councillor Mohinder Birah
Councillor Nicola Brightman
Councillor Allan Kauffman
Councillor John Morse (Opposition Lead)
Councillor Steve Tuckwell

This Agenda is available online at:
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camera and scan the code below:



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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 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 via main reception and visit the security desk to sign-in and collect a visitors pass. You will then 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. 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 Election of Vice Chairman
- 3 Declarations of Interest in matters coming before this meeting
- 4 To sign and receive the minutes of the previous meeting 1 - 6
- 5 Matters that have been notified in advance or urgent
- 6 To confirm that the items of business marked Part I will be considered in Public and the Items marked Part II will be considered in Private

PART I - Members, Public and the Press

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
7	16 Shelley Lane, Harefield, Harefield 59830/APP/2021/3184	Harefield	Application for Permission in Principle (PIP) for the erection of 3-9 dwellings following the demolition of the existing dwelling Recommendation: Refusal	7 – 20 218 – 222
8	169 Joel Street, Eastcote Pinner 22642/APP/2021/1965	Northwood Hills	Demolition of the existing dwelling and erection of a part one, part two, and part three-storey building comprising 8 flats (1 x studio, 4 x 1-bed, 2 x 2-bed and 1 x 3-bed) with 4 parking spaces Recommendation: Refusal	21 – 50 223 – 238

9	47 Fairfield Road, Uxbridge 21763/APP/2021/2568	Uxbridge North	Erection of a new residential building including duplex basement, first and roof accommodation for one replacement dwelling and 5 new dwellings with associated parking, cycle store and bin store including the demolition of the existing house. Recommendation: Refusal	51 – 72 239 – 255
10	14 - 16 Hall Lane, Harlington 70943/APP/2021/2779	Heathrow Villages	Proposed 2 new dwellings to the rear of the application site 14 - 16 Hall Lane Recommendation: Refusal	73 – 90 256 – 262

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
11	51 Sweetcroft Lane, Hillingdon 33932/APP/2021/1920	Uxbridge North	Erection of 2 x two-storey, 4-bedroom detached dwellings with associated parking and amenity space and installation of vehicular crossovers Recommendation: Approval	91 – 120 263 – 285
12	57 Newdigate Road, Harefield 76008/APP/2021/2764	Harefield	Retention of dormer window and single storey rear extension Recommendation: Refusal	121 – 144 286 – 296
13	Old Orchard Lodge Park Lane, Harefield 69790/APP/2021/2451	Harefield	Erection of a two storey, detached dwelling house with habitable basement space with associated parking and landscaping Recommendation: Approval	145 – 180 297 – 311

14	Willowsea Farm Kennels Spout Lane North Stanwell Moor 55936/APP/2021/2751	Heathrow Villages	Alteration, extension, refurbishment and change of use of existing commercial buildings to create a Remote Internal Temporary Storage Facility Recommendation: Approval	181 – 196 312 – 322
15	1 - 3 Bakers Road, Uxbridge 72219/APP/2021/1535	Uxbridge North	Change of use of first floor from gymnasium to 1 x 2-bed and 1 x 1-bed self-contained flats (Use Class C3) Recommendation: Approve + Sec 106	197 – 212 323 – 337
16	7 Swakeleys Drive TPO 791	Ickenham	Recommendation: Confirm TPO 791	213 – 216

PART I - Plans for Borough Planning Committee

217 – 338