



HILLINGDON  
LONDON



# Major Applications Planning Committee

## To Councillors on the Committee

Councillor Steve Tuckwell (Chairman)  
Councillor Henry Higgins (Vice-Chairman)  
Councillor Adam Bennett  
Councillor Darran Davies  
Councillor Jas Dhot  
Councillor Elizabeth Garelick  
Councillor Tony Gill

**Date:** WEDNESDAY, 29 MARCH  
2023

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



**Published:** Tuesday, 21 March 2023

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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.

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 or 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.

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.



# 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 - 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.

	Address	Ward	Description & Recommendation	Page
6	Land at Harvil Road 77816/APP/2023/293	Ickenham & South Harefield	Request for approval of Bringing into Use under condition imposed by Schedule 17 to the High Speed Rail (London - West Midlands) Act 2017, for Schedule 1 Work No. 1/63, 169-71, and 1/73, for a temporary conveyor (1.805km in length) covering an area approx. 19.5 hectares, commencing at the approved HS2 West Ruislip Portal Construction compound and terminating at the South Treatment Area, 337m south-east of the bridge carrying Harvil Road over the Chiltern Main Line, including bridges over the rail siding opposite The Greenway, River Pinn, Breakspear Road South, and the Chiltern Railway.  <b>Recommendation: Approval</b>	7 – 24 364 – 384

7	Land at Harvil Road 76459/APP/2022/3167	Ickenham & South Harefield	<p>HS2 request for approval of Plans and Specifications under condition imposed by Schedule 17 to the High Speed Rail (London - West Midlands) Act 2017, relating to the Harvil Road Realignment Works, covering a site area of 46,528.5m<sup>2</sup>, including the Harvil Road Stream Underbridge (comprising wingwalls, parapets, box culvert and mammal ledge); earthworks associated with the highway embankments, access roads to the realigned Harvil Road, and the location of vehicle restraint systems and fencing; building works associated with the concrete weir and non-woven geotextile bags at the attenuation pond; earthworks associated with the attenuation pond area comprising swales, gabion baskets, access road; pedestrian access track; an attenuation pond and the location of fencing.</p> <p><b>Recommendation: Approval</b></p>	25 – 40 364 – 384
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### Major Applications with Speaking Rights

	Address	Ward	Description & Recommendation	Page
8	Meadow High School 3348/APP/2023/138	Colham & Cowley	<p>Erection of a two-storey academic building (Use Class F1), demolition of existing temporary modular structures and partial demolition of existing main teaching building to facilitate connections to the main school, redevelopment of external hard and soft landscaped areas and associated works</p> <p><b>Recommendations: Approval + Sec 106</b></p>	41 – 90 385 - 402

## Major Applications without Speaking Rights

	Address	Ward	Description & Recommendation	Page
9	Meadow High School 3348/APP/2023/419	Colham & Cowley	Temporary redevelopment of site including removal of existing external spaces to provide a temporary two-storey academic building (Use Class F1).  <b>Recommendation: Approval</b>	91 – 114  403 - 414
10	Denville Hall 924/APP/2022/3603	Northwood	Demolition of no. 48 and no. 60 Ducks Hill Road, garage and wooden storage unit and the erection of three new buildings comprising of 12 assisted-living units (Class C2), proposed ancillary communal space, including cafe and restaurant, external connecting link building, landscaping and external works.  <b>Recommendations: Approval + Sec 106</b>	115 – 176  415 - 445

11	<p>Maple and Poplar Day Centre</p> <p>43762/APP/2022/3588</p>	Yeading	<p>Minor material amendment to revise Conditions 2 (Approved Plans), 3 (Compliance with Supporting Documentation), 6 (Landscaping Scheme) and 20 (Revised balcony siting / obscure glazing) of planning permission ref. 43762/APP/2018/396, dated 12-04-2018 for 'Demolition of vacant Maple and Poplar Day Centre and construction of 34 residential units' (as amended by 43762/APP/2022/1639 dated 21st June 2022 and 43762/APP/2023/573 dated 02-03-2023) in order to allow the re-siting, internal and external changes, including a new floor to the northern block and the reconfiguration of the car parking and landscaping layout on the wider site.</p> <p><b>Recommendations: Approval + Sec 106</b></p>	<p>177 – 212</p> <p>446 - 458</p>
12	<p>Former Victoria PH, North Hyde Road</p> <p>21432/APP/2021/4649</p>	Pinkwell	<p>Demolition of existing buildings and erection of 2 blocks of flats comprising 38 units (7 x studio, 6 x 1-bed, 14 x 2-bed and 11 x 3-bed) with 2 disabled parking spaces and vehicular access off North Hyde Road and rear garage court areas accessed from Sandow Crescent.</p> <p><b>Recommendations: Approval + Sec 106</b></p>	<p>213 – 284</p> <p>459 - 474</p>

13	Murray Engineering, Silverdale Road  12795/APP/2021/1584	Hayes Town	Demolition of a two-storey building and associated structures (Use Class E(g)(iii)) and the erection of a replacement six-storey (plus basement) mixed-used building with industrial floorspace (Use Classes B2, B8, E(g)(ii), and (iii)) at basement and ground floor level with residential uses (Use Class C3) above, together with associated car parking, cycle parking, refuse areas and mechanical plant.  <b>Recommendations: Approval + Sec 106</b>	285 – 362  475 - 505
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**PART I - Plans for Major Applications Planning Committee      364 - 506**