



# A brief guide to the Planning Committee

## About the Committee



**Committee Members and Officers** – The Planning Committee is made up of experienced Councillors who meet in public every month to make decisions on key planning applications. Advising them are Council Officers, primarily from the Planning Department, Democratic Services and Legal Services.

**Other speakers** – If a valid petition is received which refers the planning application to the Committee, the lead petitioner will be invited to attend and speak for up to 5 minutes. If the petition opposes the application, the applicant/agent may also address the meeting for up to 5 minutes also. This ensures both sides have their say. The Chairman may vary speaking times if there are multiple petitions on the same matter. Local Ward Councillors for the area where the application is may also speak for up to 3 minutes.

**Broadcasting** – the Planning Committee meetings are broadcast live on the Council's YouTube channel: [Hillingdon London](https://www.youtube.com/channel/UC...). This means anyone speaking at the meeting will be filmed and have their statements made public and recorded.

**How the meeting works** - an agenda, like this one, is prepared for each meeting, which comprises the officer reports on each application with a recommendation, e.g. approval / refusal. The agenda is published on the Council's website a week before the meeting. Matters with valid petitions will normally be taken at the beginning of the meeting. The procedure will be as follows:-

1. The Chairman will introduce the Committee and deal with administrative business at the start of the meeting.
2. The Chairman will then announce the reports on the planning application, usually in the order they are listed on this agenda.
3. The Planning Officer will introduce each report; with a presentation of plans and photographs on the large LED TV screens.
4. If there is a petition(s), the lead petitioner will speak, followed by the agent/applicant followed by any Ward Councillors;
5. The Committee may ask questions of the petition organiser or of the agent/applicant and Ward Councillor;
6. The Committee then discuss the application and may seek clarification from officers;
7. After considering all the information and representations received, 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

- 1 Election of Chairman
- 2 Election of Vice-Chairman
- 3 Apologies for Absence
- 4 Declarations of Interest in matters before this meeting
- 5 To receive the minutes of the Major Applications Planning Committee dated 14 September 2023 1 - 6
- 6 To receive the minutes of Borough Planning Committee meeting dated 05 October 2023 7 - 14
- 7 To receive the minutes of Major Applications Planning Committee meeting dated 11 October 2023 15 - 18
- 8 Matters that have been notified in advance or urgent
- 9 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

## **Applications with speaking rights**

<b>10</b>	<b>2F Beacon Close, Uxbridge - 78099/APP/2023/1735</b>	19 - 46 178 - 183
	<p>Alterations to the existing house including the conversion of garage to habitable use and raising of garage roof height and erection of an attached 3-bedroom dwelling on land adjacent.</p> <p>Recommendation: Approval Ward: Uxbridge</p>	
<b>11</b>	<b>Rooftop at Point West 1040 Uxbridge Road - 24/APP/2023/2114</b>	47 – 66 184 - 190
	<p>Installation of four new microwave transmission dishes on braced support poles fixed to the face of the building and one new 150mm wide cable tray, alongside the removal of three existing microwave transmission dishes on freestanding support frames.</p> <p>Recommendation: Approval Ward: Belmore</p>	

## Applications without speaking rights

<b>12</b>	<b>Merck Sharpe Dohme (Msd) Site Off Breakspear Road South - 72870/APP/2022/3126</b>	67 - 142 191 - 218
	<p>Retention and demolition of existing buildings, construction of new buildings, all within Use Class B8 with ancillary uses, alongside hardstanding, widening of the vehicular access off Breakspear Road South, associated car and cycle parking, enhanced landscaping and ancillary works.</p> <p>Recommendations: Approval + Section 106 Ward: Ickenham &amp; South Harefield</p>	
<b>13</b>	<b>579-583 Uxbridge Rd - 72470/APP/2023/747</b>	143 - 176 219 - 229
	<p>An application submitted under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 (Approved Drawings) and 3 (General Compliance with Supporting Documentation) of planning permission reference 72470/APP/2016/4648, dated 02-10-2019, for the demolition of 3 dwellinghouses and redevelopment of the site to provide residential accommodation within 2 new buildings with associated access, parking, landscaping and amenity space. The amendment sought is to increase the number of dwellings by two, amendments to the vehicle and cycle parking provision.</p> <p>Recommendations: Approval + Section 106 Ward: Wood End</p>	