



HILLINGDON
LONDON



Hillingdon Planning Committee

Date: WEDNESDAY, 6
DECEMBER 2023

Time: 7.00 PM

Venue: COMMITTEE ROOM 5 -
CIVIC CENTRE

**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 or use a smart phone
camera and scan the code below:



To Councillors on the Committee

Councillor Henry Higgins (Chairman)

Councillor Adam Bennett (Vice-
Chairman)

Councillor Roy Chamdal

Councillor Darran Davies

Councillor Elizabeth Garelick

Councillor Gursharan Mand

Councillor Jagjit Singh

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Contact: Ryan Dell

Tel: 01895 25 0636

Email: democratic@hillington.gov.uk

Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
Phase II, Civic Centre, High Street, Uxbridge, UB8 1UW

Visiting the Civic Centre in Uxbridge for the meeting

Travel and parking

Meetings are held at the Civic Centre in Uxbridge. 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 at democratic@hillingdon.gov.uk

Please enter via the main reception (on the forecourt outside) and visit the security desk to sign-in and collect a visitors pass. You will then be directed to the relevant 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.

Watching & recording this meeting

You may be attending this meeting to speak and you will be called on when it is your time to do so. Anyone is also welcome to just attend to observe proceedings, subject to room capacity. Additionally, you can watch the meeting on the [Council's YouTube channel](#).

Anyone may report on the public part of the meeting, 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 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.



A brief guide to the Planning Committee meeting

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

1. 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.
2. 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.
3. 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.
4. 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 Declarations of Interest in matters coming before this meeting
- 3 To 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 of business marked Part I will be considered in Public and the items marked Part II will be considered in Private

Applications with a Petition

6	<p>Major App: Land at Yiewsley Library and Former Yiewsley Pool, Falling Lane and Otterfield Road</p> <p>76795/APP/2023/2503</p>	Yiewsley	<p>Formal Description: Demolition of existing Yiewsley Library Building and the erection of a new residential building on the Yiewsley Library site (Falling Lane) and the erection of a new mixed use building on the former Yiewsley Swimming Pool site (Otterfield Road), with a replacement library at ground floor level, residential uses above and new pedestrian access off of the High Street.</p> <p>Detailed Description: Demolition of existing Yiewsley Library Building and the erection of a 5-storey residential building, comprising 50 dwellings, with 28 undercroft parking spaces (13 for residential and 15 for use by Rabbsfarm Primary School). The Otterfield Road site proposes the erection of a 5-storey building, comprising 45 dwellings, with 25 car parking spaces (23 for residential and 2 for library users).</p> <p>Recommendations: Approve + Sec 106</p>	9 - 92
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7	Major App: 15 Green Lane, Northwood 68153/APP/2023/1895	Northwood	Section 73 application to vary condition 2 of planning permission ref: 68153/APP/2019/1319, dated 27-05-2020, (Redevelopment of site to erect a two storey building with a basement and accommodation at roof level to provide 12 residential units with associated works), to allow revisions to the parking arrangements on site, incorporating the removal of the basement and moving the car parking from the basement to the surface level (situated in front of the consented block) and associated external amendments to the site. Recommendations: Approve + Sec 106	93 - 122
8	Minor App: Cedar House, Vine Lane 12019/APP/2021/2298	Uxbridge	Proposed change of use from Office (Class B1) to Assisted Living Care Beds (Class C2) with internal and external alterations to include a new bin store and access ramp Recommendations: Approve + Sec 106	123 - 162
9	Minor App: Cedar House, Vine Lane 12019/APP/2021/2299	Uxbridge	Proposed change of use from Office (Class B1) to Assisted Living Care Beds (Class C2) with internal and external alterations to include a new bin store and access ramp (Application for Listed Building Consent). Recommendations: Approval	163 - 174
10	Minor App: 10 Norton Road 77809/APP/2023/1129	Uxbridge	Erection of a two storey side extension with pitch roof and single storey side and rear extension with pitch and flat roof. Recommendations: Approval	175 - 184

11	Minor App: 45 Frays Avenue 24351/APP/2023/2135	West Drayton	Demolition of existing bungalow and erection of two storey, 4-bed detached dwelling with habitable roof space (incorporating a rear dormer and front/side roof lights), parking and amenity space and installation of vehicular crossover to front. Renewal of expired planning consent under reference 24351/APP/2016/1304. Recommendations: Approval	185 214	-
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Applications without a Petition

12	Major App: Lord Adonis House, Harefield Academy, Northwood Way 17709/APP/2023/2673	Harefield Village	Demolition of former residential school and erection of academic building (Use Class F1) and ancillary structures including heat pump and substation enclosures, construction of a multi-use games area, revised vehicular access, landscaping, car and cycle parking and associated works. Recommendations: Approve + Sec 106	215 278	-
13	Major App: Hayes Bridge Retail Park, Uxbridge Road 1911/APP/2022/1853	Hayes Town	Demolition of existing buildings and erection of a single commercial building for employment purposes Class E(g)iii, B2 and B8, along with ancillary offices, gatehouse, associated infrastructure including; service yard, car parking, drainage and hard and soft landscaping. Recommendations: Approve + Sec 106	279 364	-
14	Major App: Land at Ainscough Cranes, Unit 84, Hayes Industrial Park 63099/APP/2023/1608	Hayes Town	The demolition of existing structures and redevelopment for Use Classes E(g)(iii), B2 and B8 (applied flexibly) including hard and soft landscaping, servicing and associated works. Recommendations: Approve + Sec 106	365 426	-

15	<p>Minor App: Northwood Hill Library, Potter Street</p> <p>8915/APP/2023/2709</p>	Northwood Hills	<p>Demolition of existing library and construction of a new mixed-use building comprising a replacement library and 9 x residential dwellings with car parking, cycle parking, waste storage and associated infrastructure</p> <p>Recommendations: Approve + Sec 106</p>	427 - 466
16	<p>Minor App: Civic Centre, High Street, Uxbridge</p> <p>14805/APP/2023/3035</p>	Uxbridge	<p>Installation of 2no. Air Source Heat Pumps (ASHPs) on the cooling tower roof, 1no. ASHP on the chimney roof with one thermal buffer, and 4no. ASHPs within the service yard surrounded by a 2.1m high, red metal louvre fencing and one thermal buffer. Replacement of existing timber beams and roof covering of the cooling tower roof. Installation of 9 steel beams to reinforce the existing steel frame in the plant room beneath the roof. On the chimney roof, the paving slabs and stilts will be removed to offset the load of the ASHP and thermal buffer on the supporting roof structure.</p> <p>Recommendations: Approval</p>	467 - 482

17	Minor App: Civic Centre, High Street, Uxbridge 14805/APP/2023/3037	Uxbridge	<p>Installation of 2no. Air Source Heat Pumps (ASHPs) on the cooling tower roof, 1no. ASHP on the chimney roof with one thermal buffer, and 4no. ASHPS within the service yard surrounded by a 2.1m high, red metal louvre fencing and one thermal buffer. Replacement of existing timber beams and roof covering of the cooling tower roof. Installation of 9 steel beams to reinforce the existing steel frame in the plant room beneath the roof. On the chimney roof, the paving slabs and stilts will be removed to offset the load of the ASHP and thermal buffer on the supporting roof structure. Installation of secondary glazing and cavity wall insulation.</p> <p>Recommendations: Approval</p>	483 494 -
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Plans for the Hillingdon Planning Committee

TO FOLLOW