



HILLINGDON
LONDON



Hillingdon Planning Committee

Councillors on the Committee

Councillor Henry Higgins (Chair)
Councillor Adam Bennett (Vice-Chair)
Councillor Roy Chamdal
Councillor Elizabeth Garelick
Councillor Raju Sansarpuri
Councillor Ekta Gohil
Councillor Jas Dhot

Date: TUESDAY, 21 APRIL 2026

Time: 7.00 PM

Venue: COUNCIL CHAMBER -
CIVIC CENTRE, HIGH
STREET, UXBRIDGE UB8
1UW

**Meeting
Details:** The public and press are welcome
to attend and observe the meeting.

For safety and accessibility, security measures will be conducted, including searches of individuals and their belongings. Attendees must also provide satisfactory proof of identity upon arrival. Refusal to comply with these requirements will result in non-admittance.

This meeting may be broadcast on the Council's YouTube channel. You can also view this agenda online at www.hillingdon.gov.uk

Published: Monday, 13 April 2026

Contact: Anisha Teji

Email: democratic@hillington.gov.uk

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW
www.hillingdon.gov.uk

Useful information for residents and visitors

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 from the Council's main reception where you will be directed to the Committee Room.



Accessibility

An Induction Loop System is available for use in the various meeting rooms. Please contact us for further information.

Attending, reporting and filming of meetings

For the public part of this meeting, residents and the media are welcomed to attend, and if they wish, report on it, broadcast, record or film proceedings as long as it does not disrupt proceedings. It is recommended to give advance notice to ensure any particular requirements can be met. The Council will provide a seating area for residents/public, an area for the media and high speed WiFi access to all attending. The officer shown on the front of this agenda should be contacted for further information and will be available at the meeting to assist if required. Kindly ensure all mobile or similar devices on silent mode.

Please note that the Council may also record or film this meeting and publish this online.

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.

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 – 6
- 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

Planning Committee Report Part 1_Standard Information 7 – 14

Applications with a Petition

| | | | | |
|---|---------------------------------------|----------------------------------|--|----------------------------|
| 6 | Broadwater Lake 2382/APP/2023/2906 | Ickenham & South Harefield | <p>Redevelopment of the site to create the Hillingdon Watersports Facility and Activity Centre including demolition of existing Broadwater Lake Sailing Club (BSC) clubhouse at the north of the lake and erection of a building including changing facilities, meeting rooms, storage, Workshop and seasonal worker accommodation (sui generis), activity shelters; installation of pontoons and slipways; boat shed; equipment storage huts; boat parking and racking areas; camping area; outdoor activity areas; ecological enhancement throughout the site; new pedestrian routes through the peninsula; landscaping including new woodland, dense vegetation screens and boundary treatment; access road; localised dredging and land reclamation; relocation of existing sailing area and creation of floating reedbeds within the lake; coach drop off and turning area; vehicle parking; cycle parking; and associated works.</p> <p>[EIA Regulation 25 Re-Consultation: Further information is available in relation to the Environmental Statement which has already been provided. Please refer to document reference "ES Volume II Appendix 7.6 - Freshwater Ecology Surveys_Part 5 (Dated November 2025)", uploaded on 27-02-26. Representations should be made by 4th April 2026.]</p> <p>Recommendations: Approve + Sec 106</p> | 15 – 186 616 – 640 |
| 7 | 29 Clammas Way 77795/APP/2025/2979 | Uxbridge | <p>Erection of 2x two storey, 3 bed dwelling with associated parking, amenity space, cycle and refuse stores, following the demolition of existing bungalow</p> <p>Recommendations: Approval</p> | 187 – 230 641 – 651 |
| 8 | 38 Frays Avenue 58891/APP/2026/107 | West Drayton | <p>Conversion of loft space to habitable use to include raising ridge height, roof lights to front, rear and side, rear half-hipped loft window, and amendments to fenestration.</p> <p>Recommendations: Approval</p> | 231 – 258 652 – 673 |

Applications without a Petition

| | | | | |
|----|--|----------|---|----------------------------|
| 9 | Rainbow and Kirby 38058/APP/2025/2613 | Yiewsley | <p>Demolition of existing structures and phased re-development of the site to provide nine plots ranging between three and 11 storeys in height (including ground level) to include residential uses (Use Class C3), flexible retail/cafe/restaurant floorspace (Class E (a,b,c)), light industrial floorspace (Class E (g)(iii)), associated hard and soft landscaping, car parking, cycling parking, servicing, refuse and plant areas, public realm improvements, highways works and other works associated with the development.</p> <p>Recommendations: Approve + Sec 106</p> | 259 – 362 674 – 712 |
| 10 | Avondale Drive 76551/APP/2025/3242 | Wood End | <p>Reserved Matters Application (Access, Appearance, Landscaping, Layout and Scale) pursuant to Condition 1 of Application ref: 76551/APP/2025/2861 (Application submitted under Section 73 of the Town and Country Planning Act 1990 to vary Conditions 3 (Approved Plans); 4 (Approved Supporting Plans/Documents); 5 (Development Scope); 6 (Mix of Units); 7 (Phasing); 9 (Residential Density); 10 (Development Height); and 15 (Landscaping) of planning permission ref. 76551/APP/2021/4502 dated 28-09-2022. (Hybrid planning application seeking OUTLINE permission (with all matters reserved) for residential floorspace (Class C3) including demolition of all existing buildings and structures; erection of new buildings; new pedestrian and vehicular accesses; associated amenity space, open space, landscaping; car and cycle parking spaces; plant, refuse storage, servicing area and other works incidental to the proposed development; and FULL planning permission for Block A comprising 30 residential units (Class C3); new pedestrian access; associated amenity space and landscaping; cycle parking, refuse storage, and other associated infrastructure) to increase the number of homes, remove the existing parking court and increase podium size, revise the height strategy, removal of vehicle access and increase separation distances to create a new public square).</p> <p>Recommendations: Approval</p> | 363 – 420 713 – 748 |

| | | | | |
|-----------|---|----------------------------|---|----------------------------|
| 11 | 1 & 1a Bath Road 35805/APP/2756 | Heathrow Villages | Reserved Matters relating to Landscaping of outline planning permission ref: 35805/APP/2020/3289 dated 01-11-2022 for (Outline planning application for the demolition of existing buildings and erection of a six storey 237-bedroom hotel (Use Class C1) (landscaping reserved for subsequent approval). Recommendation: Approval | 421 – 454 749 – 757 |
| 12 | Highview Farm 12579/APP/2025/615 | Ickenham & South Harefield | Construction of a replacement Waste Transfer Station Building (Amended Red Outline on Location and Site Plan) Recommendation: Approval | 455 – 508 758 – 763 |
| 13 | 163 Eastcote Road 7881/APP/2025/2964 | Ruislip | Demolition and rebuild of the front porch., single-storey wrap around side and rear extension with amendments to the fenestration Recommendation: Approval | 509 – 528 764 – 776 |
| 14 | 9 Pastures Mead 43892/APP/2026/52 | Hillingdon East | Erection of single storey rear extension, and conversion of detached garage to a habitable use to use as a gym with WC Recommendation: Approval | 529 – 554 771 – 778 |

Planning Committee Report Part 3_Policy Appendices **555 – 594**

Support for Housebuilding, London Plan Guidance **595 – 614**

Plans for the Hillingdon Planning Committee **615 – 778**