



HILLINGDON  
LONDON



# Central & South Planning Committee

**Date:** TUESDAY, 8 JUNE 2010  
**Time:** 7.00 PM  
**Venue:** COMMITTEE ROOM 6 -  
CIVIC CENTRE, HIGH  
STREET, UXBRIDGE UB8  
1UW

**Meeting  
Details:** Members of the Public and  
Press are welcome to attend  
this meeting

## To Councillors on the Committee

John Hensley (Chairman)  
Judith Cooper (Vice-Chairman)  
Mike Bull  
Paul Buttivant  
Brian Stead  
Janet Duncan  
Peter Curling

**This agenda and associated reports can be made available in other languages, in braille, large print or on audio tape on request. Please contact us for further information.**

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<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=123&Year=2010>

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# Useful information

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

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If there is a FIRE in the building the alarm will sound continuously. If there is a BOMB ALERT the alarm sounds intermittently. Please make your way to the nearest FIRE EXIT.



## A useful guide for those attending Planning Committee meetings

### Security and Safety information

**Fire Alarm** - If there is a FIRE in the building the fire alarm will sound continuously. If there is a BOMB ALERT the alarm sounds intermittently. Please make your way to the nearest FIRE EXIT.

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### Petitions and Councillors

**Petitions** - Those who have organised a petition of 20 or more borough residents 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.

**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.

Representatives of Conservation Area Advisory Panels are also members of the Committees and they advise on applications in their conservation area. They do not vote at Committee meetings

### How the Committee meeting works

The Planning Committees consider the most complex and controversial proposals for development or 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 debate 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.

### About the Committee's decision

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 as contained in the 'Unitary Development Plan 1998' and supporting guidance. 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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- 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
- 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 that the items marked Part 2 will be considered in private

### Reports - Part 1 - Members, Public and the Press

Items are normally marked in the order that they will be considered, though the Chairman may vary this. Reports are split into 'major' and 'minor' applications. The name of the local ward area is also given in addition to the address of the premises or land concerned.

### Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	Former Hayes Stadium, Judge Heath Lane, Hayes - 49996/APP/2009/2766	Botwell;	Application to vary condition 5 (to allow for revisions to the siting, layout and design; layout and design of the Homezone, highways, car parking layout; and amenity space provision) of planning permission ref: 49996/APP/2008/3561 dated 27/08/2009 for the redevelopment of the site to include demolition of existing buildings; Erection of 261 new residential units (consisting of 165 flats and 96 houses); Landscaping incorporating open spaces, tree planting and play space; Provision of energy efficient and renewable energy technology; Vehicular and cycle parking; and retention of vehicular access off Judge Heath Lane	1 - 44

			<b>Recommendation: Delegated powers, Subject to the completion of a Deed of Variation to planning permission 49996/APP/2008/3561</b>	
7	Former MOD Document Record Office, Bourne Avenue, Hayes - 8399/APP/2010/545	Pinkwell;	Reserved matters (details of access, appearance, landscaping, layout and scale for two units with ancillary offices and associated car parking including an overflow car park) in compliance with condition 3 of planning permission ref:18399/APP/ 2005/3415 dated 02/03/2006 (Variation of conditions 2, 3, 7, 8, 10, 11, 13, 20, 21, 22, 26, 29 and 30 (to allow separate phased submissions of details relating to residential and employment components of the development) of outline planning permission ref:18399/APP/2004/2284 dated 19/08/2005: Redevelopment of the site for a mixed-use development)  <b>Recommendation: Delegated powers subject to no objections being received from Crossrail</b>	45 - 64
8	Southall Gas Works, Hayes By Pass - 54814/APP/2009/430	Townfield;	Demolition of 16-32 (even) The Crescent; 1-11 (odd) Randolph Road; remediation of the land and redevelopment of the site to deliver a mixed use development for up to: 320,000m <sup>2</sup> of residential, up to 14,200m <sup>2</sup> for non-food retail, up to 5,850m <sup>2</sup> of food retail, up to 1,750m <sup>2</sup> of Class A2-A5 uses, up to 9,650m <sup>2</sup> of hotel, up to 3,000m <sup>2</sup> of conference and banqueting, up to 4,700m <sup>2</sup> of leisure forming a cinema, up to 2,550m <sup>2</sup> of health care facilities, up to 3,450m <sup>2</sup> of education facilities, up to 3,500m <sup>2</sup> of office/studio units, up to 390m <sup>2</sup> of sports pavilion, an energy centre and associated car, coach and cycle parking, landscaping, public realm, open space and	65 - 72

			<p>children's play space; and full details submitted (layout, scale, appearance and landscaping) for the following accesses: Pump Lane Link Road New access road from the Hayes bypass to the Application Site for vehicle, cycle and pedestrian access, including drainage and a flood relief pond. Eastern Access New access road from Southall centre to the site, including land currently occupied by properties on The Crescent. Minet Country Park Footbridge Central pedestrian and cycle access to the Minet Country Park, bridging over the Canal and Yeading Brook. Springfield Road Footbridge Northern pedestrian and cycle access to Minet County Park and Springfield Road. Widening of South Road across the railway line - Widening of south road over the railway line for the creation of a bus lane. Accesses onto Beaconsfield Road (Outline Application with full details of accesses)</p> <p><b>Recommendation: Approval subject to S106 Agreement</b></p>	
9	Hayes Gate House, 27 Uxbridge Road, Hayes - 2385/APP/2009/2613	Townfield;	<p>Change of use of ground floor from Class B1 (offices / light industry) to wholesale cash and carry with ancillary restaurant/canteen</p> <p><b>Recommendation: Refusal</b></p>	73 - 92

### Non Major Application with a Petition

	Address	Ward	Description & Recommendation	Page
10	Land forming part of 1 Welwyn Way, Hayes - 65550/APP/2010/350	Charville;	<p>Two storey one-bedroom end-of-terrace dwelling with associated parking and amenity space</p> <p><b>Recommendation: Approval</b></p>	93 - 110

## Non Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
11	69 Raleigh Avenue, Hayes - 26561/APP/2009/2669	Barnhill;	Erection of a single storey rear extension (involving demolition of part existing extension) (Part retrospective application)  <b>Recommendation: Approval</b>	111 - 122
12	Data Centre Building (Antonin Artaud), Brunel University, Kingston Lane, Hillingdon - 532/APP/2010/509	Brunel;	Installation of Supply Generator and associated fuel tank  <b>Recommendation: Approval</b>	123 - 136
13	6 Elm Lawn Close, Uxbridge - 25819/APP/2010/179	Uxbridge North;	Part two storey, part single storey side and rear extension and conversion of roof space to habitable use to include 3 rear, 3 side and 1 front rooflight involving demolition of existing single storey outbuildings to rear (Part Retrospective application)  <b>Recommendation: Approval</b>	137 - 148

## **PART II - MEMBERS ONLY**

The reports listed below are not made public because they contain confidential or exempt information under paragraph 6 of Part 1 of Schedule 12 A to the Local Government (Access to Information) Act 1985 as amended.

14 Enforcement Report

15 Enforcement Report

### **Any Items transferred from Part 1**

### **Any Other Business in Part 2**

### **Plans for Central and South Planning Committee**

Pages 165 - 226