



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 1 JUNE 2010

Time: 7.00 PM

Venue: COMMITTEE ROOM 5 -
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

Eddie Lavery (Chairman)
Alan Kauffman (Vice-Chairman)
Anita MacDonald
Michael Markham
Carol Melvin
David Payne
David Allam

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<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=116&Year=2010>

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INVESTOR IN PEOPLE

Useful information

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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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A useful guide for those attending Planning Committee meetings

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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

- 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 - to follow
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and 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 with a Petition

	Address	Ward	Description & Recommendation	Page
6	Former Reindeer PH, Maxwell Road, Northwood 18958/APP/2009/2210	Northwood;	Erection of a part two, part three, part four storey building comprising of 1 one-bedroom flat, 4 two-bedroom flats and 7 three-bedroom flats, with associated surface and basement car parking, secured cycle parking, bin store and alterations to vehicular access. Recommendation : Approval, subject to a Section 278 Agreement.	1 - 44

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	Bucon House, Stonefield Way, Ruislip 63619/APP/2010/381	Cavendish;	New single storey warehouse, incorporating site re-levelling, re-using and improving existing road access point with associated parking, 2 lorry servicing bays and covered cycle facilities, including demolition of existing single storey warehouse with ancillary two storey offices and surrounding outbuildings. Recommendation: Approval	45 - 80

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
8	Former Kings Arms Garage, Rickmansworth Road, Harefield 3877/APP/2009/2442	Harefield;	Conversion of existing listed building incorporating new two storey extension with habitable roofspace comprising 3 one-bedroom flats and part use as Class A1 (Retail) for use as convenience goods store, to include associated parking, involving demolition of existing single storey detached building and extension to listed building. Recommendation: Refusal	81 - 122
9	Former Kings Arms Garage, Rickmansworth Road, Harefield 3877/APP/2009/2443	Harefield;	Conversion of existing listed building incorporating new two storey extension with habitable roofspace comprising 3 one-bedroom flats and part use as Class A1 (Retail) for use as convenience goods store, to include associated parking, involving demolition of existing single storey building (Application for Listed Building Consent.) Recommendation: Refusal	123 - 128

	Address	Ward	Description & Recommendation	Page
10	Former Kings Arms Garage, Rickmansworth Road, Harefield 3877/APP/2009/2444	Harefield;	Demolition of the existing detached car wash facility building (Application for Conservation Area Consent.) Recommendation: Refusal	129 - 132

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
11	39-41 Rushdene Road, Eastcote 51162/APP/2010/124	Eastcote & East Ruislip;	Revised layout plan for the site frontage involving a replacement crossover to access the off-street parking area and landscaping (amendment to application 51162/APP/2009/466). Recommendation: Approval	133 - 142

12 Any Items Transferred from Part 1

13 Any Other Business in Part 2

Plans for North Planning Committee

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