



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 22 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)
David Allam (Labour Lead)
Anita MacDonald,
Michael Markham
Carol Melvin
David Payne

**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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This Agenda is available online at:
<http://lbh-modgov:9071/ieListMeetings.aspx?CId=123&Year=2009>

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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.

Please switch off any mobile telephones and BlackBerries™ before the meeting. Any recording of the meeting is not allowed, either using electronic, mobile or visual devices.

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

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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
- 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 without a Petition

	Address	Ward	Description & Recommendation	Page
6	RAF Eastcote, Lime Grove, Ruislip 10189/APP/2010/736	Eastcote & East Ruislip;	Provision of glazed conservatories to Plots 338, 344, 345 and 349 (Application to vary parts of the approved layout under Reserved Matters approval ref:10189/APP/2007/3046 dated 13/03/2008) (Details of siting, design external appearance and landscaping in compliance with Condition 2 of Planning Permission ref:10189/APP/2007/3383 dated 21/02/2008: Residential Development). Recommendation: Approval	1 - 14

7	RAF Eastcote, Lime Grove, Ruislip 10189/APP/2010/737	Eastcote & East Ruislip;	Provision of glazed conservatories to Plots 262, 265, 278-282 (Application to vary parts of the approved layout under Reserved Matters approval ref:10189/APP/2007/3046 dated 13/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref:10189/APP/2007/3383 dated 21/02/2008: Residential Development). Recommendation: Approval	15 - 28
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Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
8	Land Forming Part of 11 and 11 Hoylake Gardens, Ruislip 66856/APP/2010/518	Cavendish ;	Two storey three-bedroom, end-of-terrace dwelling with associated parking and amenity space and single storey rear extension with roof lantern to existing dwelling and alterations to existing crossover. Recommendation: Refusal	29 - 42
9	232 Woodlands Avenue 66932/APP/2010/793	Cavendish ;	Conversion of existing dwelling to 2 one-bedroom flats involving part two storey, part single storey rear extension with alteration to existing side elevation. Recommendation: Refusal	43 - 54
10	2 Hilliard Road, Northwood 34684/APP/2010/841	Northwood Hills;	Conversion of dwelling to 3 one-bedroom and 1 three-bedroom flats to include conversion of roofspace to habitable use to include a rear dormer, 2 rear and 1 front rooflights and new gable end window to side and part two storey, part single storey side and rear extensions. Recommendation: Refusal	55 - 68

11	40 Elgood Avenue, Northwood 2276/APP/2010/811	Northwood Hills;	Single storey rear extension with 2 rooflights, first floor side extension, front porch, conversion of integral garage to habitable space with new window to front and enlargement/alterations of existing loft space to include 1 rooflight to side and Juliette balcony and new gable end window to rear. Recommendation: Refusal	69 - 80
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Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
12	41 Rushdene Road, Eastcote 51162/APP/2010/817	Eastcote & East Ruislip;	Single storey rear extension. Recommendation: Refusal	81 - 90
13	1 Lichfield Road, Northwood 14701/APP/2009/2154	Northwood Hills;	Conversion of dwelling to 2 three-bedroom dwellings involving a two storey side extension, part two storey, part single storey side extension and associated detached garages to rear. Recommendation: Refusal	91 - 102

Other

	Address	Ward	Description & Recommendation	Page
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Part 2 - Members Only

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

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- 14 ENFORCEMENT REPORT
 - 15 ENFORCEMENT REPORT
 - 16 ENFORCEMENT REPORT

17 Any Items Transferred from Part 1

18 Any Other Business in Part 2

Plans for North Planning Committee