



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY, 5 AUGUST
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, Deputy Leader of the
Labour Group
Michael Markham
Carol Melvin
David Payne
David Allam

**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.**

Published: Wednesday, 28 July 2010

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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

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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.

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.

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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 with a Petition

	Address	Ward	Description & Recommendation	Page
6	Uxbridge Golf Club, The Drive, Ickenham, 4601/APP/2010/1103	Ickenham;	Remodelling works to Golf Course, consisting of re-contouring of existing land form using imported inert soils, together with extensive landscaping and associated drainage. (Appendices to the Construction Management Plan and the addendum to the Ecological Impact Assessment, Biodiversity Mitigation, Management and Monitoring Plan and the Water Management Plan.)	9 - 72

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
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7	South Ruislip Library, Plot A, Victoria Road, Ruislip, 67080/APP/2010/1419	South Ruislip;	Erection of a three storey building to provide for a new library, adult learning facilities, 10 one-bedroom flats, together with associated parking and external works (involving demolition of existing library building).	73 - 112
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Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
8	53 Pinn Way, Ruislip, 1244/APP/2009/2425	Eastcote & East Ruislip;	Erection of a two storey rear extension and single storey side extensions.	113 - 120
9	The Ferns, Withy Lane, Ruislip, 6885/APP/2009/2650	West Ruislip;	Demolition of existing industrial building and erection of a block of 5 flats with associated parking (outline application.)	121 - 140
10	8 SUNNINGDALE AVENUE RUISLIP, 19038/APP/2010/770	South Ruislip;	Although this application has not been before Members of the committee at least 5 working days in advance of the meeting, it is considered to warrant urgent action as an appeal against non-determination has now been lodged, and the Local Planning Authority needs to advise the Planning Inspectorate of the determination that would have been made, had the appeal not been lodged, within the appeal time frame.	141 - 166

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
11	Harefield Hospital, Hill End Road, Harefield, 9011/APP/2010/1120	Harefield;	Erection of 1 single storey temporary hospital building and clinical waste bin store, involving demolition of existing temporary office and clinical waste bin store.	167 - 186

12	Harefield Hospital, Hill End Road, Harefield, 9011/APP/2010/1121	Harefield;	Demolition of existing temporary office and clinical waste bin store (Application for Conservation Area Consent.)	187 - 192
13	Kylemore House, Hill End Road, Harefield, 46539/APP/2010/1396	Harefield;	Alterations to front boundary to include new gate and fencing involving removal of existing wall, pillars, railings and gates.	193 - 202
14	Kylemore House, Hill End Road, Harefield, 46539/APP/2010/1397	Harefield;	Single storey side extension/conservatory (Retrospective Application).	203 - 210
15	3 Long Lane, Ickenham, 64180/APP/2010/330	Ickenham;	Conversion of integral garage to habitable space with new window and wall to front, rebuilding of ground floor front wall to two storey side extension and retention of enlarged dormer window to front elevation.	211 - 218
16	84 & 84A Long Lane, Ickenham, 3231/APP/2009/555	Ickenham;	Erection of a new two storey building with front, side and rear dormer windows comprising of 9 two- bedroom units and 1 one-bedroom unit (involving demolition of two existing buildings.)	219 - 246
17	111 West End Road, Ruislip, 63665/APP/2010/1034	Manor;	Installation of vehicular crossover to front	247 - 254
18	Land forming part of 327 Victoria Road, Ruislip, 54831/APP/2010/171	Manor;	Erection of a two storey attached dwellinghouse with double garage to rear.	255 - 268
19	20 Joel Street, Northwood, 66826/APP/2010/358	Northwood ;	Change of use from retail (Class A1) to cafe (Class A3)	269 - 278

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.

- 20 ENFORCEMENT
- 21 ENFORCEMENT
- 22 Any Items Transferred from Part 1
- 23 Any Other Business in Part 2

Plans for North Planning Committee