



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY, 26 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
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, 18 August 2010

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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.

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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
- 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	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, florist shop, 10 one-bedroom flats, together with associated parking and external works (involving demolition of existing library building). Recommendation: Approval subject to a Section 106 Agreement	9 - 50

7	RAF West Ruislip, High Road, Ickenham 38402/APP/2007/1072	West Ruislip	Redevelopment of site for a mixed use comprising 415 dwellings (class c3), an 80-unit elderly care home (Class C2), playing field and open space with associated car parking (468 spaces) and access arrangements (incorporating junction improvements to existing highways) (Outline application). (Deed of Variation) Recommendation: Proceed with a Deed of Variation to the Section 106 Agreement	51 - 120
8	RAF West Ruislip, High Road, Ickenham 38402/APP/2010/248	West Ruislip	Variation of condition 2 of reserved matters planning permission ref.38402/APP/2008/2733 dated 05/01/2009 to amend the layout, scale and appearance of the previously approved units A1 - A14 (located in the southern section of the site.) Recommendation: Approval	121 - 138

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
9	Land at 30-32 Chester Road, Northwood 13800/APP/2010/623	Northwood	Demolition of 30-32 Chester Road and development of 24-bedroom residential care home, alterations to access and associated landscaping. Recommendation: Refusal	139 - 164
10	Rear of 54 Swakeleys Drive, Ickenham 53998/APP/2010/854	Ickenham	Erection of 1 four-bedroom two storey detached dwelling with associated parking and double garage, with alterations to existing driveway and installation of new vehicular crossover to front. Recommendation: Approval	165 - 192

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
11	Former Mill Works, Bury Street, Ruislip 6157/APP/2010/1383	West Ruislip	Installation of 3 sets of vehicular and pedestrian gates. Recommendation: Refusal	193 - 204

12 Any Items Transferred from Part 1

13 Any Other Business in Part 2

Plans for North Planning Committee

205 to 311