



North Planning Committee

Date: THURSDAY, 18
NOVEMBER 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)
Jazz Dhillon
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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<http://lbh-modgov:9071/ieListMeetings.aspx?CId=123&Year=2009>

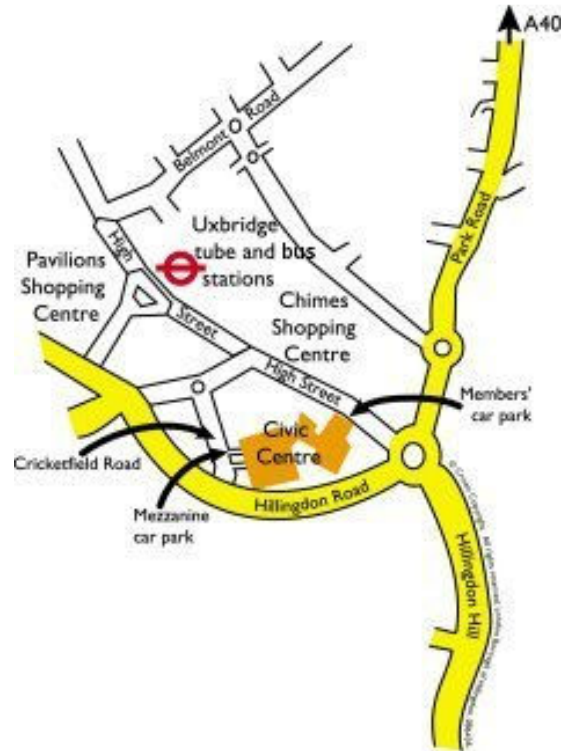
Useful information

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.

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.

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	108-110 Pembroke Road, Ruislip 9488/APP/2010/1507	Manor;	Variation of condition 5 (hours of use) of planning permission ref: 9488/APP/2009/2609 dated 09/02/2010 for the change of use of car showroom to Class A3 (Restaurant and Cafe.) RECOMMENDATION: REFUSAL	7 - 14
7	36 High Street, Northwood 3189/APP/2010/2180	Northwood	Change of use from Class A1 retail shop to Class A3/A5 restaurant/takeaway, to include minor alterations to shopfront, alterations to part rear roof from mono-pitch to flat roof, new high level windows to side, installation of a rear extractor flue and refuse area to rear, involving removal of 2 rooflights from existing flat roof. RECOMMENDATION: APPROVAL	15 - 30

8	63 Copse Wood Way, Northwood 19815/APP/2010/2148	Northwood	New wall and gated entrance at boundary (Part retrospective application.) RECOMMENDATION: REFUSAL	31 - 38
9	2 Hilliard Road, Northwood 34684/APP/2010/2013	Northwood Hills;	Part two storey, part single storey rear/side extension, conversion of roofspace to habitable use with rear dormer and conversion of enlarged dwelling to 1 three-bedroom, 1 two-bedroom and 1 one- bedroom flats, involving demolition of existing attached garage. RECOMMENDATION: REFUSAL	39 - 54

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
10	62 Fairacres, Ruislip 24895/APP/2010/2170	Eastcote & East Ruislip;	Single storey rear extension, first floor side extension, enlargement of front and rear dormer windows and conversion of garage to habitable space. RECOMMENDATION: REFUSAL	55 - 62
11	Grass Verge Opposite Recreation Ground, Moorhall Road, Harefield 67032/APP/2010/2380	Harefield;	Installation of a 11.8m high mobile telecommunications pole and ancillary equipment cabinet (Consultation under Schedule 2, Part 24 of The Town and Country Planning (General Permitted Development) Order 1995) (as amended.) RECOMMENDATION: REFUSAL	63 - 74

12	Path Adj. Recreation Ground Opposite Field End Junior School, Field End Road, Ruislip 61143/APP/2010/2442	South Ruislip;	Replacement of existing H3G 13m replica telegraph pole telecoms mast, with 15m replica telegraph pole telecoms mast with ancillary cabinets at ground level. Original to be removed (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.) RECOMMENDATION: APPROVAL	75 - 84
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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.

- 13 Enforcement Report
- 14 Any Items Transferred from Part 1
- 15 Any Other Business in Part 2

Plans for North Planning Committee