



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 21 DECEMBER
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
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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This Agenda is available online at:
<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=116&Year=2010>

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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.

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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.

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
It is requested the minutes of meeting held on 7th December 2010 be deferred to the next 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	Land forming part of 104 Abbotsbury Gardens, Eastcote 67398/APP/2010/2562	Eastcote & East Ruislip	Erection of 1 one-bedroom, single storey detached dwelling with new crossover to front and associated parking and amenity space (Outline application with some matters reserved.) RECOMMENDATION: REFUSAL	1 - 14
7	Land at rear and forming part of 63, 65 & 67 Lowlands Road, Eastcote 56032/APP/2010/2111	Eastcote & East Ruislip	Erection of a five-bedroom detached bungalow, including three bedrooms in roofspace, with associated parking and landscaping. RECOMMENDATION: REFUSAL	15 - 32

8	Land adjacent to and forming party of 30 Harvey Road, Ruislip 67335/APP/2010/2355	South Ruislip	Erection of 2 x two-bedroom, two storey and 1 x one-bedroom, single storey dwellings with semi-linked lobby and associated parking and amenity space. RECOMMENDATION: REFUSAL	33 - 50
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Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	Civic Amenity Site, Newyears Green Lane, Harefield 8232/APP/2010/2538	Harefield	Construction of a building for weatherproof storage of road salt with associated landscaping. RECOMMENDATION: APPROVAL	51 - 88
10	40 The Drive, Northwood 13554/APP/2010/1491	Northwood	2 five-bedroom detached dwellings with basement and habitable roofspace, associated parking and amenity space and installation of vehicular crossover to front, involving demolition of existing detached dwelling. RECOMMENDATION: REFUSAL	89 - 100
11	London Borough of Ealing (SKLPC Community Centre and Sports Ground, India Gardens, Northolt) 39704/APP/2010/2599	Yeading	Use of existing community facility building as a mixed use comprising indoor market/community facility for a temporary period of expiring April 2011 (Amended Description) (Consultation by Ealing Council). RECOMMENDATION: OBJECT	101 - 108

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.

	Address	Ward	Description & Recommendation	Page
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12 Enforcement Report

Plans for North Planning Committee