



HILLINGDON  
LONDON



# North Planning Committee

**Date:** TUESDAY, 22 FEBRUARY  
2011

**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.**

Published: Monday, 14 February 2011

Contact: Natasha Dogra  
Tel: 01895 277488  
Fax: 01895 277373  
[ndogra@hillington.gov.uk](mailto:ndogra@hillington.gov.uk)

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

Lloyd White  
Head of Democratic Services  
London Borough of Hillingdon,  
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)



INVESTOR IN PEOPLE

# 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

**Fire Alarm** - If there is a FIRE in the building the fire alarm will sound continuously. If there is a BOMB ALERT the alarm sounds intermittently. Please make your way to the nearest FIRE EXIT.

**Recording of meetings** - This is not allowed, either using electronic, mobile or visual devices.

**Mobile telephones** - Please switch off any mobile telephones and BlackBerries before the meeting.

### 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.

#### Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	Southbourne Day Centre, 161 Elliot Avenue, Ruislip 66033/APP/2010/2523	Cavendish ;	Reserved matters (details of appearance and landscaping) in compliance with condition 2 of outline planning permission ref: 66033/APP/2009/ 1060 dated 29/10/2010: Erection of a two storey building to provide 23 one and two-bedroom apartments, together with associated parking, involving the demolition of existing day centre building.	13 - 30

#### Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
7	Land adjoining 12 Gladsdale Drive, 65761/APP/2010/2707	Eastcote & East Ruislip;	Erection of a single storey detached one-bedroom dwelling with associated parking and amenity space.	31 - 46

8	56 The Drive, Ickenham 4496/APP/2009/2765	Ickenham;	Two storey six-bedroom detached dwelling with basement level and habitable roofspace with detached garage to front, involving the demolition of existing dwelling.	47 - 72
9	19 Grove Road, Northwood 27846/APP/2010/2916	Northwood ;	Part two storey, part single storey rear extension, single storey side/front extension, front porch, alterations to existing elevations and conversion of roofspace for habitable use with 2 rear, 2 side, and 3 front rooflights and 3 skylights.	73 - 84
10	Haydon School, Wiltshire Lane, Eastcote, 9556/APP/2010/2490	Northwood Hills;	Details in compliance with condition 4 (fence colour) of planning permission ref: 9556/APP/2010/1370 dated 06/08/2010: Installation of mesh fence and automatically locking gate and new window to existing elevation.	85 - 88
11	41 Raisins Hill, Eastcote 64909/APP/2010/2668	Northwood Hills;	Part two storey, part single storey side extension, part two storey, part single storey rear extension with 1 rooflight, single storey front extension and conversion of roofspace to habitable use with 1 front and 1 rear rooflight, involving demolition of existing integral garage and store	89 - 98
12	St John's School, Potter Street Hill, Northwood 10795/APP/2011/91	Northwood Hills;	Retention of additional classroom and assembly area with library for pre-preparatory school, together with first aid room and staff toilet, without complying with condition 4 of planning permission ref: 10795/APP/2001/1600 dated 21/11/2001 (which limits pupil numbers at the school to 350 and staff to no more than 40) to allow the retention of the current numbers of 405 pupils and 65 full-time equivalent staff (Retrospective application)	99 - 144

## Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
13	Breakspear House, Breakspear Road North, Harefield 7610/APP/2010/2608	Harefield;	Application for alterations to the previously approved scheme for the residential units 1-4 of the enabling development (previously approved within scheme ref: 7610/APP/2002/1816 dated 28/01/2008 for the conversion of the existing Breakspear House to 10 flats, the erection of 7 dwellings and erection of single storey extension to Lower Lodge, incorporating conversion of existing house to 9 flats, erection of 8 dwellings and erection of a two storey extension to Lower Lodge, single storey extension to Upper Lodge together with surface level and underground parking) involving alterations in the internal residential room layouts and the design and layout of the rear gardens.	145 - 166
14	Any Items Transferred from Part 1			
15	Any Other Business in Part 2			

## Plans for North Planning Committee