



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY, 28 APRIL 2011

Time: 7.00 PM

Venue: COMMITTEE ROOM 6 -
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

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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.

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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
- 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	Lyon Court and 28-30 PembrokeRoad, Ruislip 66985/APP/2010/2894	West Ruislip;	Erection of part 2, part 3, part 4 storey blocks, plus accommodation in roof space, to provide 71, one, two and three bedroom flats, together with associated parking and landscaping (involving demolition of existing buildings) Recommendation: Refusal	7 - 44

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
7	Imada, 12 Kaduna Close, Eastcote 52580/APP/2010/2293	Eastcote & East Ruislip;	Erection of a first floor side extension to provide 2 two- bedroom flats with associated parking and amenity space. Recommendation: Refusal	45 - 56

8	Land forming part of 26A Windmill Hill, Ruislip 67242/APP/2011/145	Eastcote & East Ruislip;	Two storey 3 x bed detached dwelling with associated parking and amenity space and installation of vehicular crossover to front of No 26a. Recommendation: Refusal	57 - 72
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Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	37 Kewferry Road, Northwood 29369/APP/2011/155	Northwood	Erection of a front porch (Part retrospective application). Recommendation: Approval	73 - 78
10	37 Kewferry Road, Northwood 29369/APP/2011/156	Northwood	Boundary wall to front/side (Part retrospective application). Recommendation: Refusal	79 - 84
11	Land opposite 144 Joel Street, Northwood 58424/APP/2011/494	Northwood Hills;	Replacement of existing 15m high mobile phone mast with a 17.5m high mast with 3 no. antennas, replacement of one equipment cabinet and installation of one new equipment cabinet. Recommendation: Approval	85 - 94
12	Mckenzie House, Bury Street, Ruislip 19033/APP/2010/1088	West Ruislip;	Erection of replacement warehouse and alteration to existing parking layout (involving demolition of existing warehouse). Recommendation: Approval	95 - 122
13	114 High Street, Ruislip 28254/APP/2011/239	West Ruislip;	Installation of new shopfront and awning (Part retrospective application). Recommendation: Approval	123 - 132
14	114 High Street, Ruislip 28254/APP/2011/454	West Ruislip;	Change of use from Class A1 (Retail) to Class A1/A3 (Retail/Restaurants and Cafes). Recommendation: Approval	133 - 146

15	114 High Street, Ruislip 28254/ADV/2011/6	West Ruislip;	Installation of 1, internally illuminated fascia sign, 1, externally illuminated projecting sign and 1, awning to front. Recommendation: Approval	147 - 154
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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.

- 16 Enforcement Report
- 17 Enforcement Report
- 18 Any Items Transferred from Part 1
- 19 Any Other Business in Part 2

Plans for North Planning Committee