



# North Planning Committee

**Date:** THURSDAY, 19 MAY 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

**This agenda and associated  
reports can be made available  
in other languages, in braille,  
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request. Please contact us for  
further information.**

**To Councillors on the Committee**

***Membership to be confirmed following  
Annual Council Meeting (12 May 2011)***

Eddie Lavery (Proposed Chairman)  
Alan Kauffman (Proposed Vice-  
Chairman)  
David Allam  
Jazz Dhillon  
Michael Markham  
Carol Melvin  
John Morgan  
David Payne

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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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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.

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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

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- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meeting held on 28 April 2011 (to follow)
- 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 with a Petition

	Address	Ward	Description & Recommendation	Page
6	South Ruislip Library, Plot B, Victoria Road, Ruislip  67080/APP/2010/1420	South Ruislip;	Erection of a part three and a half, part four storey block and a three storey block comprising a total of 19 one-bedroom and 12 two-bedroom flats, together with associated parking and amenity space  <b>Recommendation : Approval subject to a Statement of Intent</b>	1 - 38

#### Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
7	Land forming part of 104 Abbotsbury Gardens, Eastcote  67398/APP/2011/481	Eastcote & East Ruislip;	1, one-bedroom, single storey detached dwelling with new crossover to front and associated parking and amenity space (Outline Application with some matters reserved)  <b>Recommendation : Refusal</b>	39 - 52

	<b>Address</b>	<b>Ward</b>	<b>Description &amp; Recommendation</b>	<b>Page</b>
8	Land forming part of Carlton Place, Rickmansworth Road, Northwood  67584/APP/2011/232	Northwood;	Use of land as dog day care and kennels to include 8 kennels, 4 stables, 1 office block, 1 toilet block and 1 store room.  <b>Recommendation : Refusal</b>	53 - 74

### **Non Major Applications without a Petition**

	<b>Address</b>	<b>Ward</b>	<b>Description &amp; Recommendation</b>	<b>Page</b>
9	186 Field End Road, Eastcote  2294/APP/2011/415	Cavendish;	Change of use from photographic studio to accountancy office (Use Class A2)  <b>Recommendation : Approval</b>	75 - 84
10	89-91 Joel Street, Northwood  45536/APP/2010/2946	Northwood;	Change of use from Class A1 (Shops) to part Class A3 (Restaurants and Cafes), part Class A4 (Drinking Establishments), part Class A5 (Hot Food Takeaways) and part Class B1 (Office.)  <b>Recommendation : Approval</b>	85 - 98
11	157 - 161 High Street, Ruislip  64711/APP/2011/214	West Ruislip;	Two and half storey linked building comprising 2 x two-bedroom flats, 2 x one-bedroom flats and 2 x studio flats, extension to the beauty salon and the formation of a new Class A2 ground floor commercial unit (involving part demolition of existing building) and the retention of the beauty salon use of the existing building, involving the change of use of the ground floor retail units (Class A1) and 4 existing flats (Class C3) (Part Retrospective Application).  <b>Recommendation : Approval</b>	99 - 128

	<b>Address</b>	<b>Ward</b>	<b>Description &amp; Recommendation</b>	<b>Page</b>
12	157 - 161 High Street, Ruislip	West Ruislip;	Part demolition of existing building (Application for Conservation Area consent).  <b>Recommendation : Approval</b>	129 - 134

**Any Items Transferred from Part 1**

**Any Other Business in Part 2**

**Plans for North Planning Committee**

**Page 135 - 192**