



HILLINGDON  
LONDON



## Central & South Planning Committee

**Date:** WEDNESDAY, 1  
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

John Hensley (Chairman)  
Judith Cooper (Vice-Chairman)  
Paul Buttivant  
Peter Curling, Labour Lead - Education &  
Children's Services  
Janet Duncan, Labour Lead - Residents'  
& Environmental Services  
Dominic Gilham  
Brian Stead

**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.**

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CIId=123&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.

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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**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 48 hours before the meeting date. 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 Matters that have been notified in advance or urgent
- 4 To confirm that the items of business marked Part I will be considered in Public and that the items marked Part 2 will be considered in private

### Reports - Part 1 - Members, Public and the 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
5	RAF Uxbridge, Hillingdon Road, Uxbridge - 585/APP/2009/2752	Uxbridge North;	1. Outline application (all matters reserved, except for access): Demolition of some existing buildings; A) Creation of up to 1,296 residential dwellings (Class C3) of between 2 to 6 residential storeys; B) Creation of up to 77 one-bedroom assisted living retirement accommodation of between 3 to 4 storeys; C) Creation of a three-form entry primary school of 2 storeys; D) Creation of a hotel (Class C1) of 5 storeys of up to 90 beds; E) Creation of a 1,200 seat theatre with ancillary café (Sui Generis); office (Class B1a) of up to 13,860sq.m; energy centre (Sui Generis) of up to 1,200sq.m; and retail (Class A1, A2, A3, A4, A5) of up to 2,850sq m; in buildings of between 4 to 6 storeys as well as a tower element associated with the theatre of up to 30m; F) Creation of a local centre to provide up to 150sq.m of retail	1 - 134

			<p>(Class A1 and A2) and 225sq.m GP surgery (Class D1); Means of access and improvements to pedestrian linkages to the Uxbridge Town centre; car parking; provision of public open space including a district park; landscaping; sustainable infrastructure and servicing.</p> <p>2. In addition to the above, full planning permission is sought for: A) Change of use of the Grade II listed former cinema building to provide 600sq.m Class D1/2 use (no building works proposed); B) Change of use and alterations to the Grade II listed Hillingdon House to provide 600sq.m for a restaurant (Class A3) on the ground floor and 1,500sq.m of office (Class B1) on the ground, first and second floors; C) Change of use and alterations to the Carpenters building to provide 1 residential dwelling (Class C3); Creation of 29 residential dwellings (Class C3) to the north of Hillingdon House of between 2 to 3 storeys as well as associated amenity space and car parking; Change of use of Lawrence House (Building No. 109) to provide 4 dwellings (Class C3), associated amenity space and car parking including a separate freestanding garage; D) Change of use and alterations to the Sick Quarters (Building No. 91) to provide 4 dwellings (Class C3) as well as associated amenity space and car parking; E) Change of use of Mons barrack block (Building No. 146A) to provide 7 dwellings (Class C3) as well as associated amenity space and car parking.</p> <p><b>Recommendation</b></p> <p><b>That the application be referred</b></p>	
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			<p>to the Greater London Authority (under Article 5 of the Town and Country Planning (Mayor of London) Order 2008.</p> <p>That subject to the Mayor not directing the Council under Article 6 of the Town and Country Planning (Mayor of London) Order 2008 to refuse the application, or under Article 7 of the Order that he is to act as the local planning authority for the purpose of determining the application, delegated powers be given to the Head of Planning and Enforcement to grant planning permission, subject to any relevant amendments agreed by the Head of Planning and Enforcement, those requested by the Greater London Authority and the Council enters into an agreement with the applicant under Section 106.</p>	
6	RAF Uxbridge, Hillingdon Road, Uxbridge - 585/APP/209/2754	Uxbridge North;	<p>Alterations to Grade II listed Hillingdon House and the associated demolition of adjoining wing, temporary buildings and other buildings within curtilage of Hillingdon House. Alterations to 'Carpenters' building and alterations to curtilage walls (Application for Listed Building Consent.)</p> <p><b>Recommendation: Approval subject to satisfactory Direction by English Heritage.</b></p>	135 - 148

**Any Items transferred from Part 1**

**Any Other Business in Part 2**

**PLANS**