



HILLINGDON
LONDON



Central & South Planning Committee

Date: TUESDAY, 19 JULY 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

John Hensley (Chairman)
Judith Cooper (Vice-Chairman)
Janet Duncan (Labour Lead)
Wayne Bridges
Paul Buttivant
Dominic Gilham
Robin Sansarpuri
Brian Stead

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, 11 July 2011

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=123&Mid=954&Ver=4>

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INVESTOR IN PEOPLE

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 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

Chairman's Announcements

- 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 (To follow)
- 4 Matters that have been notified in advance or urgent
- 5 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
6	Airlink house, 18 - 22 Pump Lane, Hayes 5505/APP/2010/2455	Townfield	Single storey rear extension and change of use of building from offices to a restaurant / banquet hall at ground floor level with 23 hotel rooms above. Recommendation: Approval	1 - 28
7	19 - 22 Chippendale Way & Car Park Area to rear of 23 - 28 Chippendale Way, Uxbridge 67544/APP/2011/736	Uxbridge North	Erection of a two storey building comprising 12, one-bedroom supported housing units, along with ancillary office space and associated landscaping for new building, alterations to car parking and access arrangements (both vehicular and pedestrian) (involving demolition of dwellings known as 19, 20, 21 and 22 Chippendale Way). Recommendation: Approval	29 - 56

8	Car Park Rear of 1 - 16 Sydney Court, Perth Avenue, Hayes 65936/APP/2009/2629	Yeading	Erection of 12 flats (8 two-bedroom, 4-person flats, 3 two-bedroom 3-person flats and 1 one-bedroom 2-person wheelchair accessible flat), in a single block with 12 associated car parking spaces; demolition of existing garages adjacent to Melbourne House and number 83 Perth Avenue; and provision of 3 open car parking areas. Recommendation: Variation of the Statement of Intent dated 31 March 2010	57 - 102
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Non Major Application with a Petition

	Address	Ward	Description & Recommendation	Page
9	47 Swanage Waye, Hayes 48600/APP/2011/548	Yeading	Erection of a first floor side extension. Recommendation: Refusal	103 - 108

Non Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
10	298 Kingshill Avenue, Hayes 8195/APP/2011/38	Charville	Change of use from A1 (Retail) to A3 (Restaurant) & A5 (Takeaway) and installation of 2 x extract ducts to rear. Recommendation: Approval	109 - 124
11	13 Bourne Avenue, Hayes 30586/APP/2011/252	Pinkwell	Alterations to single storey rear extension with new flat roof to rear and part demolition of existing single storey outbuilding to rear to provide extra amenity space to front. (Part Retrospective). Recommendation: Refusal	125 - 132
12	165 North Hyde Road, Hayes 17357/APP/2011/18	Pinkwell	Change of ground floor from Class A1 (Retail) to Class A3 (Restaurants and Cafes) for use as fast food restaurant with new extract duct to rear.	133 - 142

			Recommendation: Refusal	
13	Former B&Q Site, Uxbridge Road 51508/APP/2011/963	Townfield	Variation of condition 12 (to extend the opening hours of the store) of planning permission ref. 51508/APP/2008/2927 dated 16/04/2010 : (Single storey canopy to front entrance, refurbishment and variation of condition of planning permission ref. 51508/96/1907 dated 16/04/1997 to allow use as an Asian supermarket, comprising 1,606sq.m main retail area, 69sq.m cafe area, 690sq.m bulk goods warehouse, 1,141sq.m goods storage area, and the utilisation of the former Garden Centre trading area as a 425sq.m covered trading area for fruit and vegetables. The proposal includes changes to the external appearance of the existing building, existing parking layout, boundary treatments, external lighting and associated bin storage/compactors). Recommendation: Approval	143 - 164
14	Garage Site rear of 85 and 87 Manor Waye, Uxbridge 67593/APP/2011/329	Uxbridge North	Erection of a pair of 2 two-storey, two-bedroom, semi-detached dwellings. Recommendation: Approval	165 - 186
15	67 Berrydale Road, Hayes 64145/APP/2011/858	Yeading;	Single storey side extension (Part-Retrospective). Recommendation: Approval	187 - 196
16	18 Stipularis Drive, Hayes 31178/APP/2011/263	Yeading;	Erection of a single storey detached outbuilding to rear for use as storage involving part demolition of existing building (Part-retrospective). Recommendation: Approval	197 - 206

PART II - MEMBERS ONLY

The reports listed below are not made public because they contain confidential or exempt information under paragraph 6 of Part 1 of Schedule 12 A to the Local Government (Access to Information) Act 1985 as amended.

17	Enforcement Report	Pages 207 - 213
18	Enforcement Report	Pages 215 - 219
19	Enforcement Report	Pages 221 - 226
20	Enforcement Report	Pages 227 - 233
21	Enforcement Report	Pages 235 - 241

Any Items transferred from Part 1

Any Other Business in Part 2

Plans for Central and South Planning Committee Pages 243 - 314