

---

**REPORT OF STRATEGIC PLANNING COMMITTEE**


---

**MEETING HELD ON 4 FEBRUARY 2009**


---

Chairman: \* Councillor Marilyn Ashton

Councillors: \* Husain Akhtar \* Julia Merison  
 \* Don Billson \* Jerry Miles (3)  
 \* Keith Ferry \* Joyce Nickolay  
 \* Thaya Idaikkadar

\* Denotes Member present  
 (3) Denotes category of Reserve Members

**PART I - RECOMMENDATIONS - NIL**
**PART II - MINUTES**
**343. Attendance by Reserve Members:**

**RESOLVED:** To note the attendance at this meeting of the following duly appointed Reserve Members:-

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor Mrinal Choudhury	Councillor Jerry Miles

**344. Right of Members to Speak:**

**RESOLVED:** That no Members, who were not members of the Committee, had indicated that they wished to speak at the meeting.

**345. Declarations of Interest:**

**RESOLVED:** To note that the following interest was declared:

<u>Agenda Item</u>	<u>Member</u>	<u>Nature of Interest</u>
10. Planning Applications Received. Item 2/02 – 2 Junction Road, Harrow	Councillor Paul Osborn	The Member, who was not a Member of the Committee, declared a prejudicial interest in that he lived in the vicinity of the application site. Councillor Osborn left the room during the discussion and decision making on this item.

**346. Minutes:**

**RESOLVED:** That the minutes of the meeting held on 14 January 2009, be taken as read and signed as a correct record.

**347. Public Questions, Petitions and Deputations:**

**RESOLVED:** To note that no public questions were put, or petitions or deputations received at this meeting under the provisions of Committee Procedure Rules 19, 16 and 17 respectively.

**348. References from Council and other Committees/Panels:**

**RESOLVED:** To note that there were no references from Council or other Committees or Panels to be received at this meeting.

**349. Representations on Planning Applications:**

**RESOLVED:** That in accordance with the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution), representations be received in respect of items 2/02 and 5/01 on the list of planning applications.

350. **Planning Applications Received:**

**RESOLVED:** That (1) in accordance with the Local Government (Access to Information) Act 1985, the following item be admitted late to the agenda by virtue of the special circumstances and grounds for urgency stated:-

<u>Agenda item</u>	<u>Special Circumstances / Grounds for Urgency</u>
Addendum	This contained information relating to various items on the agenda and was based on information received after the agenda's dispatch. It was admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision.

and;

(2) authority be given to the Head of Planning to issue the decision notices in respect of the applications considered, as set out in the schedule attached to these minutes.

351. **Planning Appeals Update:**

The Committee received a report from the Head of Planning which listed those appeals being dealt with and those awaiting decision.

**RESOLVED:** That the report be noted.

352. **Member Site Visits:**

**RESOLVED:** To note that there were no Member site visits to be arranged.

353. **Any Other Urgent Business:****Government Proposals with regard to Procedure for Public Hearings**

In accordance with Committee Procedure Rule 9.1(ii), the Chairman had given notice of an item regarding the receipt of a letter from the Minister for Housing and Planning, the Rt Hon Margaret Beckett MP, in response to the Chairman's letter sent on behalf of the Committee.

The Chairman read the contents of the letter to the Committee. Members expressed disappointment that the Government had not conceded anything regarding the concerns raised in the Chairman's letter to the Secretary of State for Communities and Local Government dated 23 September 2008 which the Committee had unanimously given her leave to write on their behalf. It was noted that from April 2009, the Planning Inspectorate would have the authority to decide the form of enquiry and therefore could reject requests for a informal public hearing or public enquiry in favour of written representations.

**RESOLVED:** That the contents of the letter be noted and a copy circulated to the Members in attendance at the meeting.

(Note: The meeting, having commenced at 6.30 pm, closed at 7.50 pm).

(Signed) COUNCILLOR MARILYN ASHTON  
Chairman

**SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT**

**LIST NO:** 2/01                                      **APPLICATION NO:** P/3519/08/RH

**LOCATION:** Scanmoor House, 56-60 Northolt Road, Harrow

**APPLICANT:** Eurotraveller Hotel Group

**PROPOSAL:** Change Of Use From Office Building (B1 Use) To A Hotel (C1 Use) With 40 Rooms, Restaurant, Kitchen And Conference Facilities. Roof Extension To Provide Fifth Floor And Two Storey Rear Extension

**DECISION:** GRANTED permission for the development described in the application and submitted plans subject to a legal agreement and the conditions and informatives reported.

[The Committee wished it to be recorded that the decision to grant the application was unanimous]

**LIST NO:** 2/02                                      **APPLICATION NO:** P/4002/08/GL

**LOCATION:** 2 Junction Road, Harrow

**APPLICANT:** Mr Anup Vyas

**PROPOSAL:** Redevelopment To Provide Six-Storey Building To Provide 172 Sq.M. Of Office Space At Ground And First Floors; Eight Flats On Four Upper Floors With Glazed Balconies; Roof Terrace; Demolition Of Existing Two-Storey Building (Resident Permit Restricted)

**DECISION:** REFUSED permission for the development described in the application and submitted plans and amended on the addendum for the following reasons:

1. In the absence of an established principle for the adjoining land by way of an outline application, the proposal would represent a piecemeal development that could prejudice the future development of that site, and could potentially fail to make a positive contribution to the character and local context thereof, the comprehensive development of the area and the principles of good design, contrary to Harrow Unitary Development Plan policy D4 and PPS 3.
2. The proposed development, by reason of excessive bulk, prominent siting and unsatisfactory design, would be unduly obtrusive and overbearing with inadequate space about the building and would detract from the appearance and character of the locality, contrary to Harrow Unitary Development Plan policies D4 and D5.

[Note: The Committee wished it to be recorded that the voting was as follows:

Councillors Husain Akhtar, Marilyn Ashton, Don Billson, Julia Merison, Jerry Miles, Joyce Nickolay and Thaya Idaikkadar in support of refusal. Councillor Keith Ferry against refusal]

**SECTION 5 - PRIOR APPROVAL APPLICATIONS**

**LIST NO:** 5/01                                      **APPLICATION NO:** P/4000/08/HG

**LOCATION:** Land Outside Of 10 Paines Lane, Pinner

**APPLICANT:** Orange PCS Ltd.

**PROPOSAL:** Prior Approval For Siting And Appearance: 10 Metre High Telecommunications Mast With One Associated Equipment Cabinet And One Metre Pillar

**DECISION:**

1. That prior approval of siting and appearance is required
2. REFUSED prior approval of details of siting and appearance for the development described in the application and submitted plans and addendum for the following reason:

The proposal, by reason of excessive size and prominent location, would be visually intrusive to the detriment of the visual amenity of neighbouring occupiers, the special architectural and historic character and setting of 31 Paines Lane, a Listed Building, and the semi-rural character of the locality, contrary to policies S1, D4, D11 and D24 of the Harrow Unitary Development Plan.

[Notes: (1) The Committee wished it to be recorded that the decision to refuse the application was unanimous).

(2) The Head of Planning had recommended that the above application be granted].

---