
REPORT OF DEVELOPMENT MANAGEMENT COMMITTEE

MEETING HELD ON 21 JANUARY 2009

Chairman: Councillor Marilyn Ashton

Councillors: * Husain Akhtar * Manji Kara (1)
 * Don Billson * Julia Merison
 * Keith Ferry * Jerry Miles (3)
 * Thaya Idaikkadar * Joyce Nickolay (Vice-Chairman) (in the Chair)

* Denotes Member present
 (1) and (3) Denote category of Reserve Members

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

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

Ordinary Member

Councillor Marilyn Ashton
 Councillor Krishna James

Reserve Member

Councillor Manji Kara
 Councillor Jerry Miles

309. Right of Members to Speak:

RESOLVED: To note that there were no requests to speak from Members who were not Members of the Committee.

310. Declarations of Interest:

RESOLVED: To note that the following interests were declared:

<u>Agenda Item</u>	<u>Member</u>	<u>Nature of Interest</u>
10. Planning Applications Received. Item 2/01 - 110 Cambridge Road, Harrow.	Councillor Thaya Idaikkadar	Personal interest in that Councillor Idaikkadar lived on the road in which the application was proposed. Councillor Idaikkadar remained in the room during the discussion and decision making on this item.

311. Minutes:

RESOLVED: That the minutes of the meeting held on 16 December 2008, be taken as read and signed as a correct record.

312. 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.

313. 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.

314. Representations on Planning Applications:

The Committee received a late request for a representation on item 2/08 – Land Adjacent to 1 May Tree Lane, Stanmore. This item had been deferred from the last meeting of the Committee for a Member site visit. This was in addition to another request received by the deadline specified by Committee Procedure Rule 18.2.

RESOLVED: That (1) in accordance with the provisions of Committee Procedure Rule 27.1 (Part 4B of the Constitution), Committee Procedure Rule 18 be suspended for item 2/08 to receive representations;

(2) in accordance with the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution), representations be received in respect of item 5/01 on the list of planning applications.

315. **Planning Applications Received:**

RESOLVED: That (1) in accordance with the provisions of the Local Government Act 1985, the following information be admitted to the agenda by reason of the special circumstances and grounds for urgency stated:

<u>Item</u>	<u>Special Circumstances / Reasons for Urgency</u>
Addendum	This contains 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) that 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.

316. **Enforcement Notices Awaiting Compliance:**

The Committee received a report of the Head of Planning which listed those enforcement notices awaiting compliance.

RESOLVED: That the report be noted.

317. **Member Site Visits:**

RESOLVED: That a Member Site Visit to the following site take place on Saturday 21 February 2009 at 9.30 am:

2/03 – Harrow Fields Garden, Harrow.

(Note: The meeting, having commenced at 6.30 pm, closed at 8.06 pm).

(Signed) COUNCILLOR JOYCE NICKOLAY
Vice-Chairman in the Chair

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/3587/08/SG
LOCATION: 110 Cambridge Road, Harrow
APPLICANT: Mr Shanti Vara
PROPOSAL: Retention of Single Storey Side to Rear Extension and Single Storey Outbuilding in Rear Garden; Front Porch.
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.
 [Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].

LIST NO: 2/02 **APPLICATION NO:** P/3872/08/GL
LOCATION: Land Adjacent to Leisure Centre, Christchurch Avenue, Harrow.
APPLICANT: Harrow Council.
PROPOSAL: Single Storey Building to Provide Residential Care Home (Use Class C2).
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.
 [Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].

LIST NO: 2/03 **APPLICATION NO:** P/3391/08/HG
LOCATION: 31 Harrow Fields Gardens, Harrow
APPLICANT: Mr Ashish Patel
PROPOSAL: Single Storey Rear Extension and Single Storey Side to Rear Extension.
DECISION: DEFERRED for a Member Site Visit.

LIST NO: 2/04 **APPLICATION NO:** P/3198/08/KR
LOCATION: 90 Kingsfield Avenue, Harrow
APPLICANT: Mr Kamal Rafique
PROPOSAL: Single Storey Side to Rear Extension.
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.
 [Note: (1) During discussion on the above item, it was moved and seconded that the application be refused. The reasons for refusal proposed were that the development would have a significant impact on neighbouring properties and the proposal would be obtrusive and impact on the visual amenity of neighbouring properties. Upon being put to a vote, this was lost;
 (2) Councillors Husain Akhtar, Don Billson, Manji Kara, Julia Merison, and Joyce Nickolay wished to be recorded as having voted against the motion to refuse the application;
 (3) Councillors Keith Ferry, Thaya Idaikkadar and Jerry Miles wished to be recorded as having voted for the motion to refuse the application.
 (4) Councillors Husain Akhtar, Don Billson, Manji Kara, Julia Merison and Joyce Nickolay wished to be recorded as having voted for the motion to grant the application;

(5) Councillors Keith Ferry, Thaya Idaikkadar and Jerry Miles wished to be recorded as having voted against the motion to grant the application.

LIST NO:	2/05	APPLICATION NO:	P/1503/08/GL
LOCATION:	551 Pinner Road, Harrow		
APPLICANT:	Lexview Ltd		
PROPOSAL:	Change of Use of Ground Floor Motorcycle Shop (Sui Generis) to Restaurant / Takeaway (A3/A5); Single Storey Rear Extension; External Alterations		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported and the following:		
	(i) inserting an extra condition to read:		
	<p>The development hereby permitted shall not commence until details of a scheme indicating the provision to be made for people with mobility impairments, to gain access to, and egress from, the building(s) (without the need to negotiate steps) have been submitted to and approved in writing by the Local Planning Authority. The use shall not be commenced until the works have been completed in accordance with the approved details and thereafter retained.</p>		
	<p>REASON: To ensure that the development will be accessible for people with disabilities in accordance with the policies of the Harrow Unitary Development Plan.</p>		
	<p>[Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].</p>		

LIST NO:	2/06	APPLICATION NO:	P/3113/08/NR
LOCATION:	41-42 South Parade, Mollison Way, Edgware		
APPLICANT:	Ransals Ltd		
PROPOSAL:	Use of Premises as Children Day Care Nursery (Class D1) With Outdoor Play Area and Parking at Rear.		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported and the following:		
	(i) inserting an extra condition to read:		
	<p>The single parking space at the rear of the site shall be used only for emergency access in accordance with the separate requirements imposed by OFSTED.</p>		
	<p>REASON: To ensure satisfactory provision of parking and in the interests of highway safety.</p>		
	<p>[Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].</p>		

LIST NO:	2/07	APPLICATION NO:	P/2724/08/SB5
LOCATION:	Land at Rear of Laurel Cottage, Church Lane, Pinner.		
APPLICANT:	Mr Michael Potts.		

PROPOSAL: Outline Application: (All Matters Reserved) Single and Two Storey Detached Dwelling House With Accommodation in Roofspace; Integral Garage and Off Street Parking.

DECISION: REFUSED permission for the development described in the application and submitted plans, for the following reason:

- (i) The proposal, in the absence of any detail with regard to design and materials, could give rise to not preserving or enhancing the character and appearance of the Conservation Area which abuts the site, contrary to HUDP policies D4 and D14.

[Note: (1) During the discussion on the above item, it was moved and seconded that the application be refused for the reason given. Upon being put to the vote, this was carried.

(2) The Committee wished for it to be recorded that the decision to refuse the application was unanimous.

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

LIST NO: 2/08 **APPLICATION NO:** P/3007/08/GC

LOCATION: Land Adjacent to 1 May Tree Lane, Stanmore

APPLICANT: Shield Homes Limited

PROPOSAL: Details of Appearance, Landscaping and Scale Pursuant to Condition 2 of Outline Planning Permission P/1897/05DOU Granted 14/09/05 For Erection of Single/Two Storey Detached House.

DECISION: APPROVED the details for the development described in the application and submitted plans, subject to the conditions and informatives reported.

[Note: (1) Prior to discussing the above application, the Committee received representations from an objector and the applicant, which were noted.

(2) The Committee wished for it to be recorded that the decision to approve the application was unanimous].

LIST NO: 2/09 **APPLICATION NO:** P/1950/08/KR

LOCATION: Premier House, 1 Canning Road, Wealdstone

APPLICANT: Burnley Property Limited

PROPOSAL: Change of Use of First Floor of Building From Library (Class D1) to Function Room (Sui Generis). Single Storey First Floor Extension on Front (West) Roof Terrace and North Side (Canning Road Elevation) to Provide Additional 300 Square Metres Floorspace For Use as Part of Function Room (Class D2).

DECISION: GRANTED permission for the development described in the application and submitted plans, as amended on the addendum, subject to the conditions and informatives reported.

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

LIST NO: 2/10 **APPLICATION NO:** P/2964/08/KR

LOCATION: 152 Pinner Road, Harrow

APPLICANT: Mr Narandra Patel

PROPOSAL:	Change of Use of Retail Shop (Class A1) to Take Away (Class A5).
DECISION:	GRANTED permission for the development described in the application and submitted plans, as amended on the addendum, subject to the conditions and informatives reported and the following: <ul style="list-style-type: none"> (i) inserting an extra condition to read: <p style="margin-left: 40px;">The development hereby permitted shall not commence until details of a scheme indicating the provision to be made for people with mobility impairments, to gain access to, and egress from, the building(s) (without the need to negotiate steps) have been submitted to and approved in writing by the Local Planning Authority. The use shall not be commenced until the works have been completed in accordance with the approved details and thereafter retained.</p> <p>REASON: To ensure that the development will be accessible for people with disabilities in accordance with the policies of the Harrow Unitary Development Plan.</p> <p>[Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].</p>

LIST NO:	2/11	APPLICATION NO:	P/2383/08/ML1
LOCATION:	Abercorn Arms, 78 Stanmore Hill, Stanmore		
APPLICANT:	Oval Property Investments		
PROPOSAL:	Single Storey Side to Rear and First Floor Rear Extensions to Provide Restaurant (Class A3)/ Ancillary Function Room (Sui Generis), External Alterations.		
DECISION:	GRANTED permission for the development described in the application and submitted plans subject to a legal agreement, the conditions and informatives reported. <p>[Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].</p>		

LIST NO:	2/12	APPLICATION NO:	P/2386/08/LH
LOCATION:	Abercorn Arms, 78 Stanmore Hill, Stanmore		
APPLICANT:	Oval Property Investments		
PROPOSAL:	Listed Building Consent: Single Storey Side to Rear and First Floor Rear Extensions to Provide Restaurant (Class A3)/ Ancillary Function Room (Sui Generis), External Alterations.		
DECISION:	GRANTED permission for the development described in the application and submitted plans, as amended on the addendum, subject to the conditions and informatives reported. <p>[Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].</p>		

LIST NO:	2/13	APPLICATION NO:	P/2805/08/ML1
LOCATION:	Abercorn Arms, 78 Stanmore Hill, Stanmore		
APPLICANT:	Oval Property Investments		
PROPOSAL:	Change of Use of Stable Block from Storage to Provide Ancillary Staff Residential Accommodation, With External Alterations.		

DECISION: GRANTED permission for the development described in the application and submitted plans, as amended on the addendum, subject to the conditions and informatives reported.

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

LIST NO: 2/14 **APPLICATION NO:** P/2810/08/LH

LOCATION: Abercorn Arms, 78 Stanmore Hill, Stanmore

APPLICANT: Oval Property Investments

PROPOSAL: Listed Building Consent: Change of Use of Stable Block from Storage to Provide Ancillary Staff Residential Accommodation, With External Alterations.

DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

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

SECTION 5 – PRIOR APPROVAL APPLICATIONS

LIST NO: 5/01 **APPLICATION NO:** P/3901/08/GL

LOCATION: Highway Land, St Thomas' Drive (Near Junction With Uxbridge Road), Pinner

APPLICANT: Vodafone Ltd

PROPOSAL: Prior Approval for Siting and Appearance: 12.4 metres High Telecommunications Mast With Two Associated Equipment Cabinets.

DECISION: REFUSED prior approval of details of siting and appearance for the development described in the application and submitted plans, for the following reason:

- (i) The proposed development, by reason of excessive size and siting, would be visually obtrusive on this prominent junction, to the detriment of the visual amenity of neighbouring occupiers and the character of the area, contrary to policies S1, D4 and D24 of the Harrow Unitary Development Plan.

[Note: (1) Prior to discussing the above application, the Committee received a representation from an objector, which was noted.

(2) During the discussion on the above item, it was moved and seconded that the application for prior approval be refused for the reason given. Upon being put to the vote, this was carried.

(3) The Committee wished for it to be recorded that the decision to refuse the application for prior approval was unanimous.

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