
REPORT OF DEVELOPMENT MANAGEMENT COMMITTEE

MEETING HELD ON 25 FEBRUARY 2009

Chairman: * Councillor Marilyn Ashton

Councillors: * Husain Akhtar * Thaya Idaikkadar
 * Don Billson * Julia Merison
 * Mrinal Choudhury (1) * Joyce Nickolay
 * Keith Ferry

* Denotes Member present
 (1) Denotes category of Reserve Members

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

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

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor Krishna James	Councillor Mrinal Choudhury

319. Right of Members to Speak:

RESOLVED: That, in accordance with Committee Procedure Rule 4.1, the following Councillor, who was not a Member of the Committee, be allowed to speak on the agenda item indicated:

<u>Councillor</u>	<u>Planning Application</u>
Mano Dharmarajah	Item 2/11 – Land to the Rear of 73-79 Minehead Road, Harrow.

[Note: Planning application 2/11 was subsequently deferred, and so the representation was not received].

320. 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 2/06 – Botwell Court, 118 Headstone Road, Harrow.	Councillor Thaya Idaikkadar	Declared a prejudicial interest and left the room during the discussion and decision making on this item.
10. Planning Applications Received. Item 2/09 – Veneto House, Park Drive, Rayners Lane.	Councillor Thaya Idaikkadar	Declared a prejudicial interest and left the room during the discussion and decision making on this item.
	Councillor Joyce Nickolay	Declared a prejudicial interest and left the room during the discussion and decision making on this item.

10. Planning Applications Received. Item 2/10 – 72 Oakington Avenue, Harrow. Councillor Julia Merison Declared a prejudicial interest and left the room during the discussion and decision making on this item.

321. **Minutes:**

RESOLVED: That the minutes of the meeting held on 21 January 2009, be taken as read and signed as a correct record.

322. **Public Questions:**

RESOLVED: To note that no public questions were put.

323. **Petitions:**

- (i) A resident presented a petition containing 977 signatures. The terms of the petition were as follows:

“We the undersigned wholeheartedly support the proposals in respect of the above property (Afghan Community Centre at Veneto House, 2A Park Drive, North Harrow). The proposed community centre would provide valuable support to the local Afghan community in its endeavours to integrate in a positive way with the rest of the local community. This centre will provide the local Afghan community with the necessary skills to become more familiar with the English Language and the British way of life, and hence be of benefit to the local community as a whole”.

- (ii) A resident presented a petition containing 42 signatures. The terms of the petition were as follows:

“We, the undersigned, wish to object to the application for a change of use of the above premises from Light Industrial (B1 use class) to Community Use and Educational and Religious Purposes (D1 use class) on the grounds that the anticipated numbers expected to visit the proposed centre will generate excessive traffic and parking volumes, together with the potential for noise disturbance throughout the day, in the evenings and at weekends, and that a quiet residential road is an inappropriate location for such a centre”.

RESOLVED: That the petitions be received and considered with the applications identified.

324. **Deputations:**

RESOLVED: To note that no deputations were received at this meeting.

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

RESOLVED: To note that there were no references.

326. **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 2/07 and 2/09 on the list of planning applications.

[Note: Planning applications 2/07 and 2/09 were subsequently deferred, and so the representations were not received].

327. **Planning Applications Received:**

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

<u>Agenda Item</u>	<u>Special Circumstances / Reasons 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) 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.

328. **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.

329. **1 and 2 Bankfield Cottages, Ass House Lane, Harrow:**

The Committee received a report of the Director of Legal and Governance Services which requested a two month time extension to complete a Section 106 Agreement relating to 1 and 2 Bankfield Cottages, Ass House Lane, Harrow.

RESOLVED: That the time completion of the Section 106 Agreement relating to 1 and 2 Bankfield Cottages, Ass House Lane, Harrow be extended by two months from 25 February 2009.

330. **Land to the North Side of Greenhill Way, Harrow:**

The Committee received a report of the Director of Legal and Governance Services which requested a two month time extension to complete a Section 106 Agreement relating to Land to the north side of Greenhill Way. The report also requested that the Committee approve a change to the provision of affordable housing on the site.

RESOLVED: That (1) the time completion of a Section 106 Agreement relating to Land to the north side of Greenhill Way, be extended by two months from 25 February 2009;

(2) a change in the provision of affordable housing from nine units comprising three social rented and six shared ownership to nine units comprising three social rented and six immediate ownership, be approved.

331. **Urgent Non-Executive Decision:**

The Committee received an Information Report concerning an Urgent Non-Executive Decision taken. This decision related to removing a reason for refusal prior to a public enquiry for three planning applications on the site which incorporated Woodpeckers, Moss Lane, HA5 3AW and 9 Eastglade, Pinner, HA5 3AN.

RESOLVED: That the report be noted.

332. **Member Site Visits:**

RESOLVED: That a Member Site Visit to the following sites take place on Saturday 21 March 2009 at 9.00 am:

2/05 – Former Clinic / Scout Hut, Rear of Tenby Road, Edgware.

2/06 – Botwell Court, 118 Headstone Road, Harrow.

2/07 – 112 Uxbridge Road, Harrow Weald.

2/09 – Veneto House, Park Drive, Rayners Lane.

2/10 – 72 Oakington Avenue, Harrow.

2/11 – Land to Rear of 73-79 Minehead Road, Harrow.

(Note: The meeting, having commenced at 6.30 pm, closed at 7.55 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/3720/08/NR
LOCATION: Land to Rear Of 123-135 Whitchurch Lane, Edgware.
APPLICANT: Trident Properties Ltd.
PROPOSAL: 6 Retirement Flats in 2 Single Storey Blocks; Access from Stratton Close with Alterations; Parking.
DECISION: DEFERRED for officers to obtain further information on the proposals.

LIST NO: 2/02 **APPLICATION NO:** P/3219/08/EJ
LOCATION: 14 Waxwell Lane, Pinner.
APPLICANT: Mr Nick Foster.
PROPOSAL: Detached Outbuilding at Rear.
DECISION: REFUSED permission for the development described in the application and submitted plans, for the following reason:

- (i) The proposal would be likely to prejudice the survival of the protected mature Lime trees of special amenity value, which are adjacent to the rear of the subject site, and which contribute to the amenity and landscape value of the area and consequently would fail to preserve or enhance the character or appearance of the Waxwell Lane Conservation Area, contrary to policies D4, D10, D15 and EP29 of the Harrow Unitary Development Plan (2004).

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

(2) Councillors Marilyn Ashton, Husain Akhtar, Don Billson, Julia Merison and Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application;

(3) Councillors Mrinal Choudhury, Keith Ferry and Thaya Idaikkadar wished to be recorded as having voted against the decision to refuse the application;

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

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

LIST NO: 2/04 **APPLICATION NO:** P/3950/08/SG
LOCATION: 31 Cornwall Road, Harrow.
APPLICANT: Mr and Mrs Collas.
PROPOSAL: Certificate of Lawful Proposed Development: Single Storey Rear Extension.
DECISION: CERTIFIED that the development described in the application and

submitted plans is lawful.

[Note: The Committee wished for it to be recorded that the decision to certify the lawful development of the application was unanimous].

LIST NO:	2/05	APPLICATION NO:	P/3966/08/DC3
LOCATION:	Former Clinic / Scout Hut, Rear of Tenby Road, Edgware.		
APPLICANT:	Samson Construction Ltd.		
PROPOSAL:	Retention of the Sub-Structure and Construction of the Super Structure of 10 Affordable Houses.		
DECISION:	DEFERRED for a Member Site Visit.		

LIST NO:	2/06	APPLICATION NO:	P/3845/08/GL
LOCATION:	Botwell Court, 118 Headstone Road, Harrow.		
APPLICANT:	Mr K Sabaratnam.		
PROPOSAL:	Provision of Two Flats Within Mansard Roof Space Together with Roof Lights to Front and Rear Roofslopes.		
DECISION:	DEFERRED for a Member Site Visit.		

LIST NO:	2/07	APPLICATION NO:	P/3558/08/GL
LOCATION:	112 Uxbridge Road, Harrow Weald.		
APPLICANT:	Mr Jay Dadhania.		
PROPOSAL:	Retention of Detached Two-Storey Dwelling House with Rooms in Roofspace; Timber Decking at Rear and Proposed Alterations to Garden Levels; Landscaping.		
DECISION:	DEFERRED for a Member Site Visit.		

LIST NO:	2/08	APPLICATION NO:	P/3531/08/FOD
LOCATION:	Priestmead First and Middle School, Hartford Avenue.		
APPLICANT:	London Borough of Harrow.		
PROPOSAL:	Installation of Temporary Building Containing Two Classrooms (Two Years), with Additional Hard Surfacing to Provide Access.		
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: 2/09 **APPLICATION NO:** P/1989/08/OH
LOCATION: Veneto House, Park Drive, Rayners Lane.
APPLICANT: Mr Hashim Nawrozzedeh.
PROPOSAL: Change of Use of Building from Light Industrial (B1) to Community Use and Educational Purposes (D1) and External Alterations Including Front Entrance Ramp.
DECISION: DEFERRED for Member Site Visit and to permit negotiations with the applicant's agent regarding a legal agreement to secure the terms of the suggested condition numbers 2, 3, 4, 5 and 6.

LIST NO: 2/10 **APPLICATION NO:** P/3904/08/HG
LOCATION: 72 Oakington Avenue, Harrow.
APPLICANT: Mr Terry Daniel.
PROPOSAL: Demolition of Existing Single Storey Side Extension and Erection of Single and Two Storey Detached House with Associated Vehicle Access and Parking.
DECISION: DEFERRED for a Member Site Visit.

LIST NO: 2/11 **APPLICATION NO:** P/3764/08/SB5
LOCATION: Land to the Rear of 73-79 Minehead Road, Harrow.
APPLICANT: Mr Terry Daniel.
PROPOSAL: Outline for layout, scale, appearance and access: 2 X Two-Storey Semi-Detached Houses with Single Storey Projections, New Vehicle Access and Parking at Front.
DECISION: DEFERRED for a Member Site Visit.

LIST NO: 2/12 **APPLICATION NO:** P/4056/08/JB
LOCATION: Goddard Court, Dobbin Close, Harrow.
APPLICANT: London Borough of Harrow.
PROPOSAL: Installation of Passenger Lift at Rear of Property.
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: 3/01 **APPLICATION NO:** P/3872/08/HG
LOCATION: West End Lawn Tennis Club, Cuckoo Hill Road, Pinner.
APPLICANT: West End (Pinner) Lawn Tennis Club Ltd.
PROPOSAL: Installation of Eight Lighting Columns (5 Metres and 6 metres Height) to Courts 4 and 5 at Northern End of Site.

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

[Notes: (1) Councillors Marilyn Ashton, Husain Akhtar, Don Billson, Julia Merison and Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application.

(2) Councillors Mrinal Choudhury, Keith Ferry and Thaya Idaikkadar wished to be recorded as having voted against the decision to refuse the application.]
