



Planning Committee

Minutes

25 September 2024

Present:

Chair: Councillor Marilyn Ashton

Councillors: Peymana Assad Nitin Parekh
Christopher Baxter Samir Sumaria
Anjana Patel
Stephen Hickman

In attendance (Councillors): Councillor Amir Moshenson For Minute 386

Apologies received: Councillor Zak Wagman
Councillor Ghazanfar Ali

378. Attendance by Reserve Members

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

Ordinary Member

Councillor Zak Wagman
Councillor Ghazanfar Ali

Reserve Member

Councillor Anjana Patel
Councillor Stephen Hickman

379. Right of Members to Speak

RESOLVED: That, in accordance with Committee Procedure Rule 4.1, the following Councillors, who were not Members of the Committee, be allowed to speak on the agenda item indicated:

Councillor

Planning Application

Amir Moshenson

4/01 Broadwalk Shopping Centre and
Associated Surface Level Car Park.

380. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Agenda Item 4/01 - Broadwalk Shopping Centre and Associated Surface
Level Car Park, Edgware Bus Station,

Councillor Nitin Parekh declared a non-pecuniary interest under the agenda item 4/01 concerning integrated development. He acknowledged that while it was not a formal planning application, he had previously expressed strong objections to the proposal. Councillor Parekh further noted that the item under discussion referenced the area near where he resides. As a result, he informed the committee that he would leave the room during the discussion of that item to avoid any potential conflict of interest.

381. Minutes

RESOLVED: That the minutes of the meeting held on 4 September 2024 be taken as read and signed as a correct record.

Cllr Parekh noted a typo on page 10, item 371 of the minutes. The percentage of appeals allowed should have read 25%, not 45%. This correction was agreed by the committee.

382. Public Questions, Petitions and Deputations

RESOLVED: To note that no public questions were put, or petitions or deputations received.

383. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

384. Addendum

RESOLVED: To accept the Addendum.

Resolved Items

385. Planning Appeals

The Committee received a report on the latest planning appeals received for Quarter One.

The Officer also highlighted the implementation of new planning software, improving access to information for officers and the public, which has

contributed to more consistent decision-making. The system now allows better collaboration, reducing the use of excessive or repetitive conditions.

DECISION: Noted.

386. 4/01 Broadwalk Shopping Centre And Associated Surface Level Car Park, Edgware Bus Station, Edgware Bus Garage And Redhill Medical Centre And Deans Brook Nature Reserve, Edgware, HA8 - PL/2127/24

Cllr Parekh left the room whilst this item was presented and debated:

PROPOSAL:

Comprehensive, phased mixed-use redevelopment of the site comprising of residential (C2, C3, and Sui Generis) and a range of town centre uses, flexible commercial business and service, hotel, learning and non-residential (Use Classes E/C1/ F1/ Sui Generis), within a range of tall buildings, together with a new transport interchange, basement bus depot, public realm, car and bicycle parking, public open space, hard and soft landscaping and other associated works. (OUTLINE APPLICATION with full details in respect of access for phases 1, 3 and (in part) 2 and (in respect of part of phase 1) landscaping).

Further information provided by the applicant for consultation purposes only (not forming part of the formal description of development set out below):

The Outline Planning Application includes an Illustrative Scheme which indicates one way in which the development for which planning permission was being sought could be delivered. The Illustrative Scheme contains: -

- a) New buildings including tall buildings up to 29 storeys
- b) 3,365 new homes (Use Class C3) and
- c) 463 student or co-living units (Sui Generis)

In addition to a new transport interchange commercial, hotel, learning and non-residential uses, streets, open space, landscaping, and public realm including improvements and public access to the Deans Brook Nature Reserve.

RECOMMENDATION:

The London Borough of Harrow objects to the proposed development due to the adverse impacts of the proposal with respect to misplaced/overspill parking in Harrow's streets, transportation impacts in relation to travel to and from surrounding tube stations on the Jubilee line in Harrow and additional pressure on Harrow's open space infrastructure as a result of the increased numbers of residents that would result. There are no proposals to offer mitigation of these concerns through funding or appropriate heads of terms to be secured through a S106 agreement.

The Chair expressed serious concerns about the outline permission, highlighting the lack of detail and the proposed height, density, and mass of

the development. The Chair emphasised that the scale and bulk were completely out of keeping with Harrow as well as Barnet in respect of the suburban character.

The Chair also raised concerns about the impact on local infrastructure, such as roads, parking, and healthcare services, stressing that the development would put undue pressure on already strained resources. Heritage was another concern, with the potential adverse effect on nearby listed buildings and conservation areas.

Additionally, the feasibility of building a proposed underground bus station was questioned, and the Chair voiced scepticism about the ability of any conditions or agreements to mitigate these concerns.

The Chair urged Barnet councillors not to approve the application, warning that it would have significant negative impacts on the area, despite the need for regeneration.

Finally, the Chair acknowledged that while the area may be suitable for development, the scale and nature of this proposal were unacceptable, describing it as "a monster of a development" and urging Barnet councillors to vote against it.

The Chair suggested two additions to the report: first, raising concerns about the feasibility of the proposed bus station; and second, acknowledging that while the development may not have a substantial impact on the views from the Canons Park Conservation Area, it would still have a noticeable effect due to the height of the 29-storey tower.

DECISION: Report was NOTED.

The Committee wished it to be recorded that the decision to object against the application was unanimous.

387. 1/01 7 Parr Road, Stanmore, HA7 1LE - PL/1054/24

Cllr Parekh returned to the meeting before the start of this item.

PROPOSAL:

Change of use from Plant / Van hire (Sui-Generis) to Warehouse Building (Class B8); external alterations.

RECOMMENDATION: The Planning Committee was asked to:

- 1) Agree the reasons for approval as set out in the report, and
- 2) Grant planning permission subject to the Conditions listed in Appendix 1 of the report.

DECISION: GRANT

The Committee wished it to be recorded that the decision to grant the application subject to the Conditions listed in Appendix 1 of the report and the addendum was unanimous.

388. 2/01 Kap House, 31 Elmgrove Road, Harrow - PL/0665/23

PROPOSAL:

Creation of fourth floor comprising of five flats (4 x studio and 1 x 3bed); bin and cycle stores.

RECOMMENDATION A:

- 1) Agree the reasons for approval as set out in the report, and
- 2) Grant planning permission subject to authority being delegated to the Chief Planning Officer in consultation with the Director of Legal and Governance Services for the completion of a legal agreement and including the insertion or deletion of conditions as deemed fit and appropriate to the development or the amendments to the legal agreement as required. The Legal Agreement Heads of Terms would cover the following matters:
 - i Parking Permit Restrictions – The development to be “resident permit restricted” in accordance with section 16 of the GLC (Gen Powers) Act 1974 and the developer to ensure that 1) all marketing/advertising material makes reference to this fact and 2) all agreements contain a covenant to the effect that future occupiers and tenants (other than those who are registered disabled) will not be entitled to apply for residents parking permit or a visitor permit. A contribution in accordance with the adopted fees and charges is required to amend the Traffic Management Order
 - ii Legal Fees: Payment of Harrow Council’s reasonable costs in the preparation of the legal agreement.
 - iii Legal Agreement Monitoring fee of £500

RECOMMENDATION B:

That if the Legal Agreement is not completed by 13th December 2024, or as such extended period as may be agreed by the Chief Planning Officer, then it is recommended to delegate the decision to REFUSE planning permission to the Chief Planning Officer on the grounds that: The proposed development, in the absence of a legal agreement to provide appropriate provision for restriction of resident parking permits would fail to comply with the requirements of policy T6 of The London Plan (2021), policy CS1 of the Harrow Core Strategy (2012), AAP19 of the Harrow & Wealdstone Area Action Plan (2013), and Policies DM42, DM43 and DM50 of the Harrow Development Management Policies Local Plan 2013 and would therefore be unacceptable.

DECISION: GRANT

The Committee wished it to be recorded that the decision to grant the application subject to legal agreement was unanimous.

The recording of this meeting can be found at the following link:

<https://www.harrow.gov.uk/virtualmeeting>

(Note: The meeting, having commenced at 6.00 pm, closed at 7.39 pm).

(Signed) Councillor Marilyn Ashton
Chair