



Planning Committee

Minutes

19 July 2023

Present:

Chair: Councillor Marilyn Ashton

Councillors: Ghazanfar Ali
Christopher Baxter
Simon Brown
Nitin Parekh
Samir Sumaria
Zak Wagman

Apologies received: Peymana Assad

35. Attendance by Reserve Members

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

Ordinary Member

Reserve Member

Councillor Peymana Assad

Councillor Simon Brown

36. 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.

37. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Councillor Marilyn Ashton declared a non-pecuniary interest in that she knows one of the objectors as someone who had been involved in various local issues of concern over the past few years.

Councillor Simon Brown declared a non-pecuniary interest in that he knows one of the objectors as someone who had been involved in various local issues of concern over the past few years.

38. Minutes

RESOLVED: That the minutes of the meeting held on 28 June 2023 be taken as read and signed as a correct record.

39. Public Questions

RESOLVED: To note that no public questions were received.

40. Petitions

RESOLVED: To note that there were none.

41. Deputations

RESOLVED: To note that there were none.

42. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

43. Addendum

RESOLVED: To accept the Addendum, and Supplemental Addendum.

44. Representations on Planning Applications

RESOLVED: That in accordance with the provisions of Committee Procedure Rule 29 (Part 4B of the Constitution), representations be received in respect of item 2/02 on the list of planning applications.

Resolved Items

45. 1/01, RNOH, Brockley Hill, Stanmore, P/4341/22

PROPOSAL: single storey surgical theatre facility with associated rooms and link corridor to adjacent wards; associated ancillary buildings including substation and generator; proposed vehicle access; associated earth works and landscaping (as amended by the Addendum).

The Committee voted and resolved to accept officer recommendations, and add a condition that the bio-diversity of the land should be restored once the temporary building was demolished.

RECOMMENDATION A

The Committee was asked to:

- 1) agree the reasons for approval and the conditions as set out this report in appendix 1;
- 2) refer this application to the Mayor of London (the GLA) as a Stage 2 referral and the Secretary of State;
- 3) subject to the Mayor of London (or delegated authorised officer) advising that he is content to allow the Council to determine the case itself and does not wish to direct refusal, or to issue a direction under Article 7 that he does not wish to direct refusal, or to issue a direction under Article 7 that he is to act as the local planning authority for the purposes of determining the application and the Secretary of State not Calling in the Application, delegate authority to the Chief Planning Officer in consultation with the Director of Legal and Governance Services for the continued negotiation and completion of the Section 106 legal agreement and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of this report) or the legal agreement.

The Section 106 Agreement Heads of Terms would cover the following matters:

- a) Travel Plan;
- b) Carbon Off set contribution;
- c) Legal Costs, Administration and Monitoring: A financial contribution (to be agreed) to be paid by the developer to the Council to reimburse the Council's legal costs associated with the preparation of the planning obligation and a further financial obligation (to be agreed) to be paid to reimburse the Council's administrative costs associated with monitoring compliance with the obligation terms.

RECOMMENDATION B

That if the Section 106 Agreement is not completed by 28th September 2023 (or such period as the Council may determine) of the date of the Committee decision on this application, then it is recommended to delegate the decision to REFUSE planning permission to the Divisional Director of Planning on the grounds that: the proposed development, in the absence of a legal agreement to secure necessary agreement and commitments in relation to energy, sustainability and sustainable travel would fail to mitigate the impact of the development resulting in an unsustainable development on the application site, contrary to the National Planning Policy Framework (2021), London Plan 2021 policies SI2 and SI3, Harrow Core Strategy 2012 policies CS1 R and T

and Harrow Development Management Policies Local Plan (2013) policies DM43, and DM50.

DECISION: GRANT

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

46. 2/01, 16 Montgomery Road, Harrow, P/2884/22

PROPOSAL: front porch; single and two storey side extension; single and two storey rear extension; external alterations (demolition of side and rear extension)(as amended by the Addendum).

The Committee voted and resolved to accept officer recommendations.

RECOMMENDATION

The Committee was asked to:

- 1) agree the reasons for approval as set out in the report; and
- 2) grant planning permission subject to 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 was by majority of votes.

Councillors Ali, Ashton, Baxter, Brown, Sumaria, Wagman voted to grant the application.

Councillor Parekh abstained from voting on the application.

47. 2/02, 35 Manor Way, P/0941/23

PROPOSAL: first floor rear extension; external alterations (as amended by the Addendum).

The Committee received representation from Samantha Palihakkara (Objector), and Khushal and Mita Joshi (Applicants) who urged the Committee to refuse, and grant, the application, respectively.

Councillor Simon Brown proposed that the application be deferred to allow the objector time to study the revised design.

This was seconded by Councillor Nitin Parekh, put to the vote and not agreed.

Councillor Simon Brown proposed refusal for the following reason:

- 1) the proposed development would lead to loss of amenities to the neighbouring property at 33 Manor Way, such as loss of light.

The proposal was seconded by Councillor Nitin Parekh and not agreed.

The Committee voted and resolved to accept officer recommendations.

RECOMMENDATION

The Committee was asked to:

- 1) agree the reasons for approval as set out in the report; and
- 2) grant planning permission subject to 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 was by majority of votes.

Councillors Ashton, Baxter, Sumaria and Wagman voted to grant the application.

Councillors Brown and Parekh voted against granting the application.

Councillor Ali abstained from voting on the application.

48. 2/03, 53 Suffolk Road, P/1324/23

PROPOSAL: certificate of lawful development (proposed): alterations and extension to roof to form side and rear dormer with juliette balcony; rooflight in both side roofslopes; single storey front extension incorporating porch, infilling of front portico and removal of side chimney stack (as amended by the Addendum).

The Committee voted and resolved to accept officer recommendations.

RECOMMENDATION

The Committee was asked to:

- 1) agree the reasons for approval as set out in the report; and
- 2) grant certificate of lawful proposed development.

DECISION: GRANT

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

49. 2/04, 53 Suffolk Road, P/1482/23

PROPOSAL: single storey side to rear extension; external alterations (demolition of attached garage)(as amended by the Addendum).

The Committee voted and resolved to accept officer recommendations.

RECOMMENDATION

The 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 was unanimous.

50. 2/05, Regent College, 167 Imperial Drive, P/0186/23

PROPOSAL: redevelopment to provide five storey building with basement level comprising of higher education facilities (use class f1(a)) and 5 x self-contained flats to fourth floor (2 x 2 bed and 3 x 1 bed); landscaping (as amended by the Supplemental Addendum).

The Committee voted and resolved to accept officer recommendations.

RECOMMENDATION A

The Committee was asked to:

- 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 other enabling legislation and issue of the planning permission, subject to any comments and objections that are received as a result of the site notice/advertisements which expires on 4th August 2023 being addressed to the satisfaction of the Chief Planning Officer and subject to minor amendments, insertion to or deletion of the conditions (set out in Appendix 1 of this report) or the legal agreement. The Legal Agreement Heads of Terms would cover the following matters:

- a) Harrow Employment and Training Initiatives: financial contribution towards local training and employment initiatives prior to commencement - £25,000;
- b) Carbon offsetting contribution - £20,339;
- c) 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 of £1,500 is required to amend the Traffic Management Order;
- d) Legal Fees: Payment of Harrow Council’s reasonable costs in the preparation of the legal agreement;
- e) Legal Agreement Monitoring fee of £500.

RECOMMENDATION B

That if the Legal Agreement is not completed by 29th September 2023, 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 Interim Chief Planning Officer on the grounds that: the proposed development, in the absence of a Legal Agreement to provide appropriate improvements, benefits and monitoring that directly relate to the development, would fail to adequately mitigate the impact of the development on the wider area and provide for necessary social, environmental and physical infrastructural improvements arising directly from the development, contrary to the National Planning Policy Framework (2021), policies D7, H5, G6, E10, SI2, SI3, and DF1 of The London Plan (2021), policy CS1 of the Core Strategy (2012), policies DM1, DM13, DM20, DM21, DM24, and DM50 of the Harrow Development Management Polices Local Plan and the Supplementary Planning Document: Planning Obligations & Affordable Housing (2013).

DECISION: GRANT

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

51. 2/06, 32 Roxeth Grove, P/0703/23

PROPOSAL: rear conservatory and associated rear patio.

The Committee voted and resolved to accept officer recommendations.

RECOMMENDATION

The 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 this report.

DECISION: GRANT

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

52. 2/07, 34 Kingsfield Avenue, P/0720/23

PROPOSAL: change of use from dwelling-house (C3) to respite care home (C2); single storey front extension incorporating front porch; single and two storey side extension; single storey rear extension, rear dormer (demolition of garage); outbuilding in rear garden; new vehicle access (as amended by the Addendum).

The Committee voted and resolved to accept officer recommendations.

RECOMMENDATION

The Committee was asked to:

- 1) agree the reasons for approval as set out in the report; and
- 2) grant planning permission subject to 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 was by majority of votes.

Councillors Ali, Ashton, Baxter, Parekh, Sumaria and Wagman voted to grant the application.

Councillor Brown abstained from voting on the application.

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

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

(Note: The meeting, having commenced at 6.30 pm, closed at 8.53 pm).

(Signed) Councillor Marilyn Ashton
Chair