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**REPORT OF STRATEGIC PLANNING COMMITTEE**


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**MEETING HELD ON 3 DECEMBER 2008**


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Chairman: \* Councillor Marilyn Ashton

Councillors: \* Don Billson \* Ashok Kulkarni (4)  
 \* Mrinal Choudhury \* Julia Merison  
 \* Keith Ferry \* Joyce Nickolay  
 \* Thaya Idaikkadar

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

**PART I - RECOMMENDATIONS - NIL**
**PART II - MINUTES**
**319. 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 Husain Akhtar	Councillor Ashok Kulkarni

**320. 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.

**321. 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 The Princess Alexandra Home, 40 Common Road, Stanmore	{ Councillor Marilyn Ashton	Personal interest in that (1) her address was in proximity to Common Road but not significantly near the application site and (2) her husband's aunt, who was now deceased, had been a resident in Rosetrees, a care home operated by the applicant. Councillor Marilyn Ashton remained in the room and took part in the discussion and decision making on this item.
	{ Councillor David Ashton	

**322. Minutes:**

**RESOLVED:** That the minutes of the meeting held on 5 November 2008, be taken as read and signed as a correct record.

323. **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

324. **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.

325. **Representations on Planning Applications:**

**RESOLVED:** To note that no requests for representations had been received.

326. **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 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.
Supplemental agenda. Planning applications received items 1/01 and 2/03.	The reports were not available at the time the agenda was printed and circulated. Members were requested to consider the items as a matter of urgency as the applications had been deferred from the Development Management Committee.

(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.

327. **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.

328. **Planning Protocol:**

The Committee considered a report of the Director of Legal and Governance on a proposed alteration to the Planning Protocol and relevant Committee agenda template. Members noted that the report was also being submitted to the Standards Committee.

**RESOLVED:** That (1) Members involved in Planning applications meetings should be reminded of the requirement under paragraph 7 of the Planning Protocol, when considering the refusal or granting of planning applications;

(2) an alteration be made to the template of the relevant Committee agenda to reflect this area of the Protocol as indicated on the Appendix to the report of the Director of Legal and Governance Services..

329. **Member Site Visits:**

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

(Note: The meeting, having commenced at 6.30 pm, closed at 7.15 pm).

**SECTION 1 – MAJOR APPLICATIONS**

<b>LIST NO:</b>	1/01	<b>APPLICATION NO:</b>	P/2843/08/DC3
<b>LOCATION:</b>	1-16 Challiner Court; 1-12 Fern Court; 1-12 Price Court; 1-12 Hines Court, Richards Close, Harrow		
<b>APPLICANT:</b>	Octavia Housing & Care		
<b>PROPOSAL:</b>	Demolition Of 55 Dwellings And Construction Of 47 Unit 'Extra Care' Scheme And 29 Flats, Landscaping And Works		
<b>DECISION:</b>	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 a Unilateral Undertaking.		
	[Note: The Committee wished it to be recorded that the decision to grant the application was unanimous].		

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

<b>LIST NO:</b>	2/01	<b>APPLICATION NO:</b>	P/3206/08/DC3
<b>LOCATION:</b>	The Princess Alexandra Home, 40 Common Road, Stanmore		
<b>APPLICANT:</b>	Jewish Care		
<b>PROPOSAL:</b>	Outline: Replacement Nursing & Care Home With Associated Day Centre		
<b>DECISION:</b>	GRANTED permission for the development described in the application and submitted plans, as amended on the addendum, subject to: the conditions and informatives reported, completion of a legal agreement, the direction of the Mayor of London and the Government Office for London.		
	[Note: The Committee wished it to be recorded that the decision to grant the application was unanimous].		

<b>LIST NO:</b>	2/02	<b>APPLICATION NO:</b>	P/3316/08/RH
<b>LOCATION:</b>	3A Neptune Road, Harrow		
<b>APPLICANT:</b>	Premier Wholesale Ltd		
<b>PROPOSAL:</b>	Retention Of Change Of Use From Class B2 (General Industry) To Storage Ancillary To Retail Club		
<b>DECISION:</b>	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 it to be recorded that the decision to grant the application was unanimous].		

<b>LIST NO:</b>	2/03	<b>APPLICATION NO:</b>	P/3809/07/CFU/NR
<b>LOCATION:</b>	24-28 Church Road, Stanmore		
<b>APPLICANT:</b>	MR Partnership for R & C Pankhania		
<b>PROPOSAL:</b>	Third Floor Extension To Provide Offices (Class B1), Change Of Use Of No.24 From Retail To Restaurant/Cafe (Class A1 To A3), Extract Duct At Rear		

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

The third floor extension to the roof is of poor design and would appear to be visually obtrusive, incongruous and out of character in the street scene by reason of the materials and overall design not being in keeping with other similar extensions which take the form of a mansard construction with lead cladding, contrary to HUDP policy D4.

[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].

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