



DEVELOPMENT CONTROL COMMITTEE

WEDNESDAY 9 FEBRUARY 2005

SUPPLEMENTAL COMMITTEE AGENDA

AGENDA - PART I

Enc. 4.

Minutes: (Pages 1 - 18)

That it be agreed that, having been circulated, the Chair be given authority to sign the minutes of the meeting held on 11 January 2005 as a correct record once they have been printed in the Council Bound Minute Volume.

Note 1: In accordance with the Local Government (Access to Information) Act 1985, the following agenda item has been admitted late to the agenda by virtue of special circumstances and urgency detailed below:-

<u>Agenda item</u>	<u>Special circumstances/Grounds for Urgency</u>
4. Minutes	The final version was not available at the time the agenda was printed and circulated. Members are requested to consider this item, as a matter of urgency.

AGENDA - PART II - Nil

This page is intentionally left blank

REPORT OF DEVELOPMENT CONTROL COMMITTEE

MEETING HELD ON 11 JANUARY 2005

- Chair: * Councillor Anne Whitehead
- Councillors: * Marilyn Ashton * Janet Cowan
* Mrs Bath * Idaikkadar
* Billson * Miles
* Bluston * Mrs Joyce Nickolay
* Choudhury * Thornton

* Denotes Member present

[Note: Councillor Adrian Knowles and Councillor Bill Stephenson also attended this meeting to speak on the item indicated at Minute 817 below].

PART I - RECOMMENDATIONS - NIL

PART II - MINUTES

816. **Attendance by Reserve Members:**

RESOLVED: To note that there were no Reserve Members in attendance at this meeting.

817. **Right of Members to Speak:**

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

- Councillor Knowles – Planning Application 1/03
Councillor Stephenson – Planning Application 2/02

818. **Declarations of Interest:**

RESOLVED: To note the following declarations of interest made by Members present relating to the business to be transacted at this meeting:-

- (i) Planning Application 1/03 – 375-379 Uxbridge Road, Hatch End
Councillor Marilyn Ashton declared that all Members of the Conservative Group had a personal interest in the above item. She stated that the Group had taken legal advice regarding the interest and that accordingly they would remain in the room and take part in the discussion and decision-making on this item.
- (ii) Planning Application 2/03 – 8 Village Way, Pinner
Councillor Marilyn Ashton declared that all Members of the Conservative Group had a prejudicial interest in the above application on the basis that the site was also occupied by the Harrow West Conservative Association's offices. Accordingly, Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Mrs Joyce Nickolay left the room and took no part in the discussion or decision-making on this item.
- (iii) Planning Application 2/14 – 62 Canons Drive, Edgware
Councillor Marilyn Ashton declared an interest in the above application on the basis that a colleague lived next door to 62 Canons Drive and that she had objected to the proposal. Councillor Marilyn Ashton stated that she had taken legal advice regarding her interest and that, although she had been advised that her interest was only personal, she would leave the room and take no part in the discussion and decision-making on this item.
- (iv) Planning Application 2/17 – Raebarn House, 100 Northolt Road, South Harrow
Councillor Anne Whitehead declared a personal interest in the above application on the basis that she was an employee of the Trust. She chose to leave the room and take no part in the discussion or decision-making on this item.

- (v) Planning Application 2/20 – Land R/O 77 Gordon Avenue, Stanmore
Councillor Mrs Bath declared a personal interest in the above item. She stated that she had taken legal advice regarding her interest and that accordingly she would remain in the room and take part in the discussion and decision-making on this item.
- (vi) Planning Application 3/01 – 2 Whitefriars Avenue, Harrow
Councillor Idaikkadar declared a prejudicial interest in the above application and accordingly he left the room and took no part in the discussion or decision-making on this item.

819. **Arrangement of Agenda:**

RESOLVED: That (1) in accordance with the provisions of the Local Government (Access to Information) 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 contains information relating to various items on the agenda and is based on information received after the agenda's dispatch. It is admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision.

- (2) it be noted that planning application 1/01 had been withdrawn by the applicant;
- (3) planning applications 2/01 and 2/13 be deferred at the request of officers for the reasons set out in the Addendum;
- (4) all items be considered with the press and public present.

[Note: The Chair re-ordered the agenda at the meeting in order to allow early consideration of the items that the public were present for. However, business is recorded in the order of the items set out in the agenda for reasons of clarity].

820. **Minutes:**

RESOLVED: That (1) it be agreed that, having been circulated, the Chair be given the authority to sign the minutes of the meeting held on 8 December 2004 as a correct record once they had been printed in the Council Bound Volume, subject to the following amendments:

- (i) Minute 805 – Enforcement Notices Awaiting Compliance
The title of paragraph (i) in relation to Enforcement Notice ENF/326/02/EAST to read "8 Kenton Road" and not "8 Hindes Road";
- (ii) Minute 813 – Broomhill, Mount Park Manor, Harrow on the Hill
Resolution (b) in relation to Planning Consent WEST/844/00/CON to be amended to read "Condition 8" and not "Condition 6".

- (2) Officers to report back to a future meeting of the Committee on whether local residents had been informed of the Committee's decision as set out at Resolution 809 (2).

821. **Public Questions:**

RESOLVED: To note that there were no public questions to be received at this meeting under the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution).

822. **Petitions:**

RESOLVED: (1) To note the receipt of the following petition which was considered with the relevant planning application on the agenda:

Petition relating to the development of retail and flats at 375-379 Uxbridge Road, Hatch End – Planning Application: P/2935/04/CFU/TEM

Councillor Knowles presented the above petition which had been signed by 38 residents living in and in the vicinity of Anselm Road and Uxbridge Road.

(2) to note the receipt of the following petition which was referred to the Interim Chief Planning Officer for consideration:-

R/O 168-178 Kenton Road, Kenton, Harrow - Planning Application P/3171/04/COU

Councillor Choudhury read out the terms of the above petition which had been signed by 45 residents.

823. **Deputations:**

RESOLVED: To note that there were no deputations to be received at this meeting under the provisions of Committee Procedure Rule 16 (Part 4B of the Constitution).

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

Further to an enquiry from a Member, it was clarified that a matter arising from the Tenants' and Leaseholders' Consultative Forum meeting of 6 January 2005 properly stood referred to the Licensing and General Purposes Committee as being within its terms of reference, rather than to this Committee.

RESOLVED: To note that there were no references from Council or other Committees or Panels to be received at this meeting.

825. **Representations on Planning Applications:**

RESOLVED: (1) That, in accordance with the provisions of Committee Procedure Rule 17 (Part 4B of the Constitution), representations be received in respect of items 1/03, 2/02, 2/03 and 2/09 on the list of planning applications;

(2) to note that requests had been received to make representations on planning applications 1/01 and 2/01 but that these items had been withdrawn and deferred respectively.

826. **Planning Applications Received:**

RESOLVED: That authority be given to the Chief Planning Officer to issue the decision notices in respect of the applications considered, as set out in the schedule attached to these minutes.

827. **Planning Appeals Update:**

The Committee received a report of the Chief Planning Officer which listed those appeals being dealt with and those awaiting decision.

It was reported that an appeal had been lodged against the refusal of a planning application in respect of 15 Gordon Avenue and that a Nominated Member was required to assist officers with the appeal as the recommendation of the Chief Planning Officer had been that this application be granted.

RESOLVED: (1) That Councillor Marilyn Ashton be nominated to assist officers with the appeal in respect of 15 Gordon Avenue;

(2) that the report be noted.

828. **Enforcement Notices Awaiting Compliance:**

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

Further to queries from Members, officers undertook to report on the progress made in relation to 9 West Drive Gardens, 93 Stanmore Hill, 1 Nelson Road and 4 Elm Park.

RESOLVED: That (1) progress reports be submitted to the Committee in respect of 9 West Drive Gardens, 93 Stanmore Hill, 1 Nelson Road and 4 Elm Park; and

(2) that the report be noted.

829. **Tree Preservation Orders:**

The Committee received a report of the Interim Chief Planning Officer regarding new detailed Tree Preservation Orders (TPOs) proposed for a number of sites.

RESOLVED: That the Director of Legal Services be authorised to (1) make new TPOs, to be known as follows:

TPO 798 Acacia Close (No. 2), Harrow Weald
 TPO 799 Waxwell Lane (No. 6), Pinner
 TPO 800 Chesswood Way (No. 1), Pinner
 TPO 801 RAF Stanmore (No. 1), Stanmore Park
 TPO 802 RAF Stanmore (No. 2), Stanmore Park
 TPO 803 RAF Stanmore (No. 3), Stanmore Park
 TPO 804 Saddlers Close (No. 1), Hatch End
 TPO 805 Rowlands Avenue (No. 5), Hatch End
 TPO 806 Royston Grove (No. 5), Hatch End
 TPO 807 Mount Park Road (No. 9), Harrow on the Hill
 TPO 808 Harrow Park (No. 1), Harrow on the Hill
 TPO 809 South View Road (No. 8), Pinner
 TPO 810 South View Road (No. 9), Pinner
 TPO 849 Warren Lane (No. 3) Canons

to be made pursuant to Sections 198 and 201 of the Town and Country Planning Act 1990 to protect those trees identified on the maps and schedules attached to the officer report; and

(2) revoke the following TPOs on confirmation of the above:

TPO 177 Acacia Close (No. 1) Harrow Weald
 TPO 25 Waxwell Lane (No. 6) Pinner
 TPO 178 Rowlands Avenue (No. 2) Hatch End
 TPO 216 Royston Grove (No. 3) Hatch End
 TPO 198 Mount Park Road (No. 3) Harrow on the Hill
 TPO 33 Deynecourt, Harrow Park, Harrow on the Hill
 TPO 227 South View Road (No. 3) Pinner
 TPO 220 South View Road (No. 2) Pinner

REASON: To accord with current policy.

830. **Telecommunications Developments:**

RESOLVED: To note that there were no telecommunication applications which required consideration.

831. **Determination of Demolition Applications:**

RESOLVED: To note that there were no demolition applications which required consideration.

832. **Any Other Business:**(i) **Harrow Hospital Site**

In response to a question from a Member about the above-mentioned site, it was advised that officers were considering whether the matter fell within the General Development Order, and that they would be taking legal advice.

RESOLVED: That a report be submitted to the next meeting of the Committee.

(ii) **Certificate of Lawfulness**

In response to a question from a Member, officers gave an assurance that notifications were being carried out in the manner previously agreed by the Committee.

RESOLVED: That the above be noted.

(iii) **Arrangements for Member Site Visits**

Following discussion, it was agreed that Member site visits to 8 Village Way, Pinner and 6 South Close, Rayners Lane would be held on Saturday 22 January 2005 at 9.30am and 10.00am respectively. It was agreed that members would make their own arrangements for travel to the sites.

RESOLVED: (1) That the action outlined above be agreed;

(2) to note that only Members of the Labour and Liberal Democrat Groups would be visiting 8 Village Way, Pinner.

(See also Minute 818(ii)).

833. **Extension and Termination of the Meeting:**

In accordance with the provisions of Committee Procedure Rule 14 (Part 4B of the Constitution) it was

RESOLVED: (1) At 10.00 pm to continue until 10.30 pm;

(2) at 10.30 pm to continue until 11.00 pm;

(3) at 11.00 pm to continue until 11.30 pm;

(4) at 11.30 pm to continue until 12.00 midnight;

(5) at 12.00 midnight to continue until 12.15 am;

(6) at 12.15 am to continue until 12.20 am;

(7) at 12.20 am to continue until 12.25 am.

(Note: The meeting, having commenced at 7.30 pm, closed at 0.25 am).

(Signed) COUNCILLOR ANNE WHITEHEAD
Chair

SECTION 1 – MAJOR APPLICATIONS

LIST NO: 1/01 **APPLICATION NO:** P/2894/04/COU
LOCATION: 131 & 133 Whitchurch Lane, Edgware
APPLICANT: Gillett Macleod Partnership for London and District Housing Ltd
PROPOSAL: Outline: Redevelopment to Provide 10 x 2 Bedroom Flats in a 2 Storey Block with Access and Parking.
DECISION: WITHDRAWN by the applicant.

LIST NO: 1/02 **APPLICATION NO:** P/3022/04/CFU/
LOCATION: Greek Orthodox Church, 660 Kenton Road, Kenton
APPLICANT: Koupparis Associates for Greek Orthodox Church
PROPOSAL: Replacement Church Building with Playground/Community Building at Rear, Access and Parking.
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 1/03 **APPLICATION NO:** P/2935/04/CFU/
LOCATION: 375-379 Uxbridge Road, Hatch End
APPLICANT: N P Taylor for Gladheath Ltd
PROPOSAL: 4 Storey Building, Retail on Ground Floor with 12 Flats above and 7 Houses in 3 Storey Terrace and 4 Flats in 2 Storey Building, Access and Parking.
DECISION: Inform the applicant that:

- 1) The proposal is acceptable subject to the completion of a legal agreement within one year (or such period as the Council may determine) of the date of the Committee decision on this application relating to:
 - (i) submission to and approval by the Local Planning Authority of a scheme which:-
 - a) provides a minimum of 4 units of affordable housing for shared ownership occupation in accordance with a scheme to be agreed with the Local Planning Authority (for future management by an RSL).
 - b) Ensures that the affordable housing units are available for occupation in accordance with a building and occupation programme to be submitted to and approved by the local Planning Authority prior to the commencement of work on the site. All affordable housing units shall be provided in accordance with the definition of affordable housing set out in the Harrow Unitary Development Plan.
 - ii) Developer shall provide at the commencement of development a commuted sum of £200,000 to be used solely for the provision of affordable housing.
 - iii) Developer shall fund all necessary costs relating to the provision of a speed table in the service road (fronting the development site) and the adoption of the section of new service road/footway between the existing service roads to the east and west of the site under Section 38 of the Highways Act 1980.

(2) a formal decision notice will be issued:

- (i) only upon completion of the aforementioned legal agreement;
- (ii) subject to the Conditions and Informatives reported, the amendment of Condition 5 and additional Conditions 19 and 20 as set out below:

Condition 5 – Add at the end - Particular attention should be paid to include plant and tree screening of appropriate species along the rear boundary with properties in Anselm Road.

Condition 19 - Notwithstanding the details on the approved drawings, no development shall take place until further details of the third floor roof treatment of the rear elevation of the seven houses, to indicate dormer windows and a solid parapet, have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To safeguard the privacy and amenity of neighbouring residents.

Condition 20 - Before the retail use of the frontage building hereby permitted commences, details of delivery times shall be submitted to and approved in writing by the Local Planning Authority. Deliveries shall be carried out in accordance with those details.

REASON: To ensure a satisfactory form of development and in the interest of highway safety.

[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector and the applicant's representative, which were noted. Following receipt of the representations, the Committee asked a number of questions of the objector and the applicant's representative;

(2) during the discussion on the above item, it was moved and seconded that the application be refused for the following reasons reported at the meeting:

- (i) The proposed houses on the eastern side of the site, by virtue of their height of three storeys, would give rise to overlooking of adjacent gardens in Anselm Road, to the detriment of residential amenity by reason of loss of privacy;
- (ii) The proposed garage driveways on two of the properties would be inadequate in depth and would give rise to vehicle overhanging of the access road, which has been reduced to 4.5 metres, giving very little scope for manoeuvre in respect of vehicles parking in that part of the road. This will give rise to congestion towards the end of the access road;
- (iii) Overall increase of vehicular generation is likely to give rise to increased traffic levels in an already congested main road. This would be detrimental to the safety and free flow of traffic along the Uxbridge Road.

Upon being put to a vote, this was lost;

(3) Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Mrs Joyce Nickolay wished to be recorded as having voted against the decision reached to grant the application;

(4) the Committee agreed that there was a need for additional traffic measures in Uxbridge Road and that this matter be referred to the Traffic and Road Safety Advisory Panel].

(See also Minutes 817, 818(i) and 822(1)).

LIST NO:	1/04	APPLICATION NO:	P/3066/04/CFU
LOCATION:	County House, 29 Peterborough Road, Harrow		
APPLICANT:	Yurky Cross Architects for Acton Housing Association		
PROPOSAL:	Redevelopment: Part 3/Part 4 Storey Building to Provide 15 Affordable Flats		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		
	(Notes: (1) During the discussion on the above item, it was moved and seconded that the application be refused for the following reasons reported at the meeting:		
	(i) The proposal represents an overdevelopment by reason of excessive density which will give rise to an over-intensification of the site.		
	(ii)The total lack of parking provision, which has a recommended maximum standard of 22, as set out in Policy T13, would give rise to overspill parking to the detriment of the surrounding areas which are beyond the residents' parking scheme.		
	Upon being put to a vote, this was not carried;		
	(2) the substantive motion to grant the above application was carried; upon the Chair having exercised her second and casting vote].		

LIST NO:	1/05	APPLICATION NO:	P/2251/04/CFU
LOCATION:	19 Northolt Road, South Harrow, The Timber Carriage Public House		
APPLICANT:	Graham Seabrook Partnership for Clan – Worthy Holdings Ltd		
PROPOSAL:	Redevelopment: Detached 4 Storey Building with Basement Parking to Provide 21 Flats (6 As Affordable Housing)		
DECISION:	REFUSED permission for the development described in the application as amended in the Addendum Report and submitted plans for the following reasons:		
	(i) The loss of a most attractive locally listed building would be detrimental to the character of the area because the style and architectural merit of the Public House offers a respite from the otherwise unprepossessing modern buildings;		
	(ii)The loss of a community facility, with its potential to be used by local residents as a meeting place, would be detrimental to the amenities of the area.		
	(iii)The design of the proposed development will not preserve or enhance the character of this nearby Conservation Area.		
	[Notes: (1) During the discussion on the above item, it was moved and seconded that the application be refused. Upon being put to a vote, this was carried;		
	(2) Councillors Bluston, Choudhury, Idaikkadar, Miles and Anne Whitehead wished to be recorded as having voted against the decision reached to refuse the application;		
	(3) Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Mrs Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application;		
	(4) The Interim Chief Planning Officer had recommended that the above application be granted].		

LIST NO: 2/03 **APPLICATION NO:** P/2903/04/CFU
LOCATION: 8 Village Way, Pinner
APPLICANT: MP Associates Ltd for 3 Continents Ltd
PROPOSAL: Detached Part Single, Part Two and Part Three Storey Building to Provide 15 Business Units (Class B1)
DECISION: DEFERRED at the request of the Committee to enable a site visit to take place before the application is considered.

[Note: Prior to discussing the application, the Chair informed the objector and the applicant that Members had indicated their desire to visit the site prior to considering and deferring this application. The Chair asked if the objector and the applicant wished to address the meeting that evening or at the 9 February 2005 meeting when the application would be considered by the Committee. Both the applicant and the objector indicated that they wished to address the meeting that evening and their views were noted by the Committee.]

(See also Minute 818(ii)) and 832(iii).

LIST NO: 2/04 **APPLICATION NO:** P/2750/04/COU
LOCATION: 7 Charlton Road, Harrow
APPLICANT: Geoffrey T Dunnell for Messrs J D & P J Flannery
PROPOSAL: Outline: Redevelopment to Provide 6 Flats in Two Storey Block with Access and Parking.
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans subject to the conditions and informatives reported.

LIST NO: 2/05 **APPLICATION NO:** P/1525/04/CFU
LOCATION: 25 Cecil Road, Wealdstone
APPLICANT: David R Yeaman & Associates for Toureen Contractors Ltd
PROPOSAL: Provision of Temporary Building with Ramped Access for Office Use
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans subject to the condition and informative reported.

LIST NO: 2/06 **APPLICATION NO:** P/2869/04/CFU
LOCATION: 25 Cecil Road, Wealdstone
APPLICANT: David R Yeaman & Associates for Toureen Contractors Ltd
PROPOSAL: Detached Two Storey Office Building with Light Industrial Use in Basement (Class B1) with Access and Parking.
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported and subject to Condition 10 being amended to read as set out in the Addendum Report.

LIST NO: 2/07 **APPLICATION NO:** P/1872/04/DFU
LOCATION: 36 Hindes Road, Harrow, Hindes Guest House
APPLICANT: Eley & Associates for Mr M Lalji
PROPOSAL: Single Storey Rear Extensions, Alterations to Roof to include Side and Rear Dormers, Change of Use Class C1-C3 (Hotel to Residential) to Form 6 Flats.

DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to (i) the conditions and informatives reported; (ii) additional Conditions 5 and 6 set out below; (iii) the development being made 'resident permit restricted'.

Condition 5 – The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedule of plants, noting species, plant sizes and proposed numbers/ densities.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

Condition 6 – All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

LIST NO:	2/08	APPLICATION NO:	P/2608/04/DFU
LOCATION:	10 Herga Road, Harrow		
APPLICANT:	Jeremy Peter Associates for Mr A Sherling		
PROPOSAL:	First Floor Side/Rear Extension, Rear Dormer and Conversion to Four Self Contained Flats		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to (i) the conditions and informatives reported; (ii) the development being made 'resident permit restricted' as set out in the Addendum Report.		

[Notes: (1) During the discussions on this application, it was moved and seconded that permission be refused for the following reasons reported at the meeting:

- (i) The proposal offers no parking where a maximum standard of five spaces is recommended. This will give rise to overspill parking outside of the controlled parking zone resulting in a loss of residential amenity to those roads affected.
- (ii) The proposal represents an over-intensification of the property, giving rise to an increase in activity and subsequent noise and disturbance associated with such an intensive use.

Upon being put to a vote this was not carried;

(2) the vote on the substantive motion to grant the above application was carried;

(3) Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Mrs Joyce Nickolay wish to be recorded as having voted against the decision reached to grant the application;

(4) it was noted that the Reference Number at the head of the report should read P/2608/04/DFU rather than P/1543/04/DFU].

(i) There is no parking provision with a maximum standard recommended at 4.2 spaces. This will give rise to overspill parking in the surrounding roads to the detriment of the amenities of local residents.

(ii) The proposal represents an over-intensification of the property, giving rise to noise and disturbance as a consequence of the additional activity generated by this proposal.

Upon being put to a vote, this was not carried;

(2) the vote on the substantive motion to grant the above application was carried;

(3) Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Mrs Joyce Nickolay wish to be recorded as having voted against the decision reached to grant the application;

(4) Councillors Bluston, Choudhury, Idaikkadar, Miles and Anne Whitehead wished to be recorded as having voted for the decision reached to grant the application].

LIST NO:	2/11	APPLICATION NO:	P/2917/04/CFU
LOCATION:	2-4 Bellfield Avenue, Harrow Weald		
APPLICANT:	Rumball Sedgwick Surveyors for Vicarage Homes Ltd		
PROPOSAL:	Change of Use: Nursing Home to Two Residential Dwellings (Class C2 & C3) with Single and Two Storey Side and Rear Extensions.		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans subject to the conditions and informatives reported.		

LIST NO:	2/12	APPLICATION NO:	P/2600/04/CCO
LOCATION:	5 Hilltop Way, Stanmore		
APPLICANT:	Nicholas J Joyce for Mr W Pike		
PROPOSAL:	Retention of Single Storey Side to Rear Extension and Front Porch		
DECISION:	<p>(1) GRANTED permission in accordance with the development described in the application and submitted plans subject to the conditions and informatives reported.</p> <p>(2) That the following recommendation, as set out in the interim Chief Planning Officer's report, be agreed:</p> <p>Should this planning application be granted and Condition 3 not be complied with, subject to his being satisfied as to the evidence, the Head of Legal Services be authorised to:</p> <p>a) issue an Enforcement Notice Pursuant to Section 172 of the Town & Country Planning Act 1990 requiring:</p> <p>b) (i) the demolition of the entire section of front porch that extends across the façade of the single storey side extension</p> <p>(ii) permanently remove its constituent elements from the land.</p> <p>b) (i) & (ii) should be complied with within a period of one month from the date on which the notice takes effect.</p> <p>c) issues Notices(s) under Section 330 of the Town & Country Planning Act 1990 (as amended) as necessary in relation to the above alleged breach of planning control;</p>		

(d) institute legal proceedings in the event of failure to:-

(i) supply the information required by the Borough Secretary and Solicitor to the Council through the issue of Notice(s) under Section 330 of the Town & Country Planning Act 1990

and/or

(iii) comply with the Enforcement Notice.

LIST NO:	2/13	APPLICATION NO:	P/1484/04/CFU
LOCATION:	Cornerways, 14 Orley Farm Road, Harrow		
APPLICANT:	Mrs Neena Crinnion		
PROPOSAL:	Provision of Replacement 1.21M High Fencing Above Boundary Wall on Orley Farm Road Frontage and Gates.		
DECISION:	DEFERRED at the request of the Interim Chief Planning Officer as he was awaiting amended plans. (See also Minute 832(iii)).		

LIST NO:	2/14	APPLICATION NO:	P/2440/04/DFU
LOCATION:	62 Canons Drive, Edgware		
APPLICANT:	The R M Partnership for Relicpride Building Ltd		
PROPOSAL:	Replacement 2 Storey House with Accommodation in Roof		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported. (See also Minute 818(iii)).		

LIST NO:	2/15	APPLICATION NO:	P/2441/04/DCA
LOCATION:	62 Canons Drive, Edgware		
APPLICANT:	The R M Partnership for Relicpride Building Co Ltd		
PROPOSAL:	Conservation Area Consent: Demolition of Bungalow		
DECISION:	GRANTED Conservation Area consent in accordance with the works described in the application and submitted plans, subject to the conditions and informatives reported. (See also see Minute 818(iii)).		

LIST NO:	2/16	APPLICATION NO:	P/2807/04/CFU
LOCATION:	Norpap House, 35 Pinner Road, Harrow		
APPLICANT:	Rolfe Judd Planning for NHS Trust		
PROPOSAL:	Change of Use: Dual/Alternative Class B1 (Offices) or Class D1 (Medical Services)		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		

LIST NO: 2/17 **APPLICATION NO:** P/2925/04/CFU

LOCATION: Raebarn House, 100 Northolt Road, South Harrow

APPLICANT: North West London Hospitals

PROPOSAL: Change of Use: Offices to Healthcare and Support Service (Class B1 & D1) for 3-Year Period on Second Floor (East)

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

[Note: The Chair, Councillor Anne Whitehead, having declared an interest in this item left the room; the Vice Chair, Councillor Marilyn Ashton, took the Chair for this item.]

(See also Minute 818(iv)).

LIST NO: 2/18 **APPLICATION NO:** P/2500/04/CVA

LOCATION: Unit 3, Chantry Place, Headstone Lane

APPLICANT: D Simmonds, RPLS PLC for Shurgard UK Properties

PROPOSAL: Variation of Condition 4 of Planning Permission P/971/03/CFU dated 1 August 2003 to permit use of the premises from 07.00 – 20.00 hours (Monday – Saturday) and 09.00 – 13.00 hours (Sunday) (as set out in the Addendum Report).

DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to (i) the conditions and informatives reported and (ii) Condition 2 being amended to read 2 years rather than 3 years.

[Notes: (1) During the consideration of this application, it was moved and seconded that the hours and days of operation be further restricted as reported at the meeting. Upon being put to a vote this was not carried;

(2) the vote on the substantive motion to grant the above application was carried, subject to Condition 2 being amended;

(3) Councillor Mrs Ashton wished to be recorded as not having supported the hours and days of operation agreed].

LIST NO: 2/19 **APPLICATION NO:** P/3023/04/CFU

LOCATION: Hatch End Apiary r/o Harrow Art Centre, Uxbridge Road, Hatch End

APPLICANT: Mrs Jean Telfer for Harrow Beekeepers' Association

PROPOSAL: Single Storey Wooden Workshed

DECISION: GRANTED permission in accordance with the development described in the application and submitted plans subject to the condition and informatives reported.

LIST NO: 2/20 **APPLICATION NO:** P/3016/04/DFU

LOCATION: Land r/o 77 Gordon Avenue, Stanmore

APPLICANT: Preston Bennett Developments

PROPOSAL: Detached House with Access to Woodward Gardens

DECISION: GRANTED permission in accordance with the development described in the application and amended plans, as set out in the Addendum Report, subject to the conditions and informatives reported.

(See also see Minute 818(v)).

LIST NO: 2/21 **APPLICATION NO:** P/2376/04/DFU
LOCATION: 10 College Road, Harrow
APPLICANT: M F Connolly
PROPOSAL: Single Storey Rear Extension
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans subject to the conditions and informatives reported.

LIST NO: 2/22 **APPLICATION NO:** P/712/04/CFU
LOCATION: 430 Alexandra Avenue, South Harrow
APPLICANT: D Gade for Tavi Thevarajah
PROPOSAL: Retention of Single Storey Rear Extension with Attached Timber Store, Extractor Duct and New Shop Front
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/626/04/CFU
LOCATION: 2 Whitefriars Avenue, Harrow
APPLICANT : Jasil Nizar
PROPOSAL: Continued Use of Garage for Repair of Vehicles
DECISION: (1) REFUSED permission for the development described in the application and submitted plans, as set out in the Addendum, for the reason and informative reported;
(2) that the following recommendation, as set out in the Interim Chief Planning Officer's report, be agreed:
The Borough Secretary and Solicitor to the Council be authorised to:
(a) issue an Enforcement Notice pursuant to Section 172 of the Town & Country Planning Act 1990 requiring cessation of the use within 3 months;
(b) institute legal proceedings in the event of failure to:
(i) supply the information required by the Borough Secretary and Solicitor to the Council through the issue of Notice(s) under Section 330 of the Town & Country Planning Act 1990
and/or
(ii) comply with the Enforcement Notice
(See also Minute 818(vi)).

LIST NO: 3/02 **APPLICATION NO:** P/2487/04/CVA
LOCATION: Red Leopard Public House, 35 Church Road, Stanmore
APPLICANT: Rochman Landau
PROPOSAL: Variation of Condition 4 of Planning Permission E/113/97/FUL to Extend Opening Hours to 01.00 hours on Fridays and Saturdays & Midnight Sunday-Thursday

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

[Notes: (1) The Committee requested that the Council's Enforcement Officers be instructed to investigate the alleged opening beyond permitted hours on Fridays and Saturdays;

(2) the Committee wished to be recorded that it was unanimous in its decision to refuse the application].

LIST NO: 3/03

APPLICATION NO: P/1454/04/CFU

LOCATION: Former Government Offices (as amended in the Addendum Report), Brockley Hill, Stanmore

APPLICANT: CGMS Ltd for Laing Homes North Thames

PROPOSAL: Provision of Fences and Gates at Site Entrances: Separation of POs from Housing Development with New Turning Head

DECISION: REFUSED permission for the development described (as amended in the Addendum Report) and submitted plans, for the reasons and informative reported.

LIST NO: 3/04

APPLICATION NO: P/1455/04/CFU

LOCATION: Former Government Offices (as amended in the Addendum Report), Brockley Hill, Stanmore

APPLICANT: CGMS Ltd for Laing Homes North Thames

PROPOSAL: Provision of new Vehicular Access into Public Open Space from Brockley Hill, Including Widening of Cycle/Footpath

DECISION: REFUSED permission for the development described (as amended in the Addendum Report) and submitted plans, for the reason and informative reported.

This page is intentionally left blank