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**REPORT OF DEVELOPMENT CONTROL COMMITTEE**


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**MEETING HELD ON 9 FEBRUARY 2005**


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Chair: \* Councillor Anne Whitehead

Councillors: \* Arnold (3) \* Choudhury  
 \* Marilyn Ashton \* Miles  
 \* Mrs Bath \* Mrs Joyce Nickolay  
 \* Billson \* Ray (5)  
 \* Bluston \* Thornton

\* Denotes Member present  
 (3) and (5) Denote category of Reserve Members

[Note: Councillors D Ashton, John Cowan, Silver, Seymour and Stephenson also attended this meeting to speak on the items indicated at Minute 835 below].

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

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

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor Janet Cowan	Councillor Arnold
Councillor Idaikkadar	Councillor Ray

**835. 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 D Ashton	- Planning Application 2/01
Councillor John Cowan	- Planning Application 2/01
Councillor Seymour	- Planning Application 1/01
Councillor Silver	- Planning Application 1/01
Councillor Stephenson	- Planning Application 1/01

**836. 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 2/03 – Alexandra Avenue Primary Care Centre, Alexandra Avenue, South Harrow  
 Councillor Bluston declared a personal interest in the above application arising from the fact that he was Chair of the Council's Health and Social Care Scrutiny Sub-Committee which worked with the Primary Care Trust. Accordingly, he remained and took part in the discussion and decision-making on this item.
- (ii) Planning Application 2/06 – 6 South Close, Rayners Lane  
 During consideration of item 2/06, upon making comments on the application, it was noted that Councillor Ray had a personal interest arising from the fact that a friend of his lived in South Close. Accordingly, he remained and took part in the discussion and decision-making on this item.
- (iii) Planning Application 2/08 – 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 Arnold, Marilyn Ashton, Mrs Bath, Billson and Mrs Joyce Nickolay left the room and took no part in the discussion or decision-making on this item.

- (iv) Planning Application 3/01 – 219 Alexandra Avenue, South Harrow, ex Tithe Farm PH  
Councillor Miles declared a prejudicial interest in the above item arising from the fact that his father lived nearby and had been consulted on the development. Accordingly, Councillor Miles left the room and took no part in the discussion or decision-making on this item.

837. **Arrangement of Agenda:**

**RESOLVED:** That (1) in accordance with the provisions of the Local Government (Access to Information) Act 1985, the following items/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.
4. Minutes	The final version of the minutes was not available at the time the agenda was printed and circulated.
17. Harrow Hospital Site	To keep Members informed of the current status.
17. Sai Villa, Hatch End	To keep Members informed of the current status.
17. Minutes – Recording of Reasons for Refusal	To seek Members' views on whether 'reasons for refusal' should be included in the minutes as a matter of course.
18. Pinner Park Farm	To ensure the alleged breach of planning control is ceased, to protect the integrity of the Green Belt.

(2) that it be noted that planning application 1/03 had been withdrawn by the applicant;

(3) that 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].

838. **Minutes:**

**RESOLVED:** That the Chair be given the authority to sign the minutes of the meeting held on 11 January 2005, those minutes having been circulated, as a correct record of that meeting, once printed in the Council Bound Volume.

839. **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).

840. **Petitions:**

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

- Petition relating to Planning Application 3/01 – 219 Alexandra Avenue, South Harrow, ex Tithe Farm PH  
Councillor Mrs Bath presented the above petition which had been signed by residents living in the vicinity of 219 Alexandra Avenue. A number of letters of support signed by residents and the applicant were also presented.

841. **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).

842. **Planning Application Within Wealdstone - Bentley House Hotel, 15-21 Headstone Drive, Wealdstone, Harrow: Reference from the Wealdstone Regeneration Advisory Panel Meeting held on 30 November 2004:**

The Committee received a reference from the Wealdstone Regeneration Advisory Panel meeting held on 30 November 2004 which commented on the planning application for Bentley House, 15-21 Headstone Drive, Harrow (planning application 2/02).

**RESOLVED:** To consider the comments made by the Advisory Panel with the relevant planning application.

(See Item 2/02 on the attached schedule).

843. **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 1/01 and 2/01 on the list of planning applications;

(2) to note that a request for representation to be received in respect of item 2/08 was refused as the speaker had made representations at the previous meeting.

844. **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.

845. **Planning Appeals Update:**

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

**RESOLVED:** (1) That the report be noted;

(2) to note the officers' advice that developers can continue to pursue a planning appeal after planning permission has been granted.

846. **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 progress made in relation to 93 Stanmore Hill, 1 Nelson Road, 4 Elm Park and 8 Kenton Road.

**RESOLVED:** That (1) written progress reports be submitted to those Members who had requested them in respect of 93 Stanmore Hill, 1 Nelson Road, 4 Elm Park and 8 Kenton Road;

(2) the report be noted.

847. **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 811 Mount Park Avenue (No. 1) Harrow on the Hill  
TPO 812 Roxbourne Park (No. 1) Rayners Lane  
TPO 814 Paines Lane (No. 19) Pinner  
TPO 815 Paines Lane (No. 20) Pinner  
TPO 816 Elm Park Road (No. 2) Pinner  
TPO 817 Birchmead Avenue (No. 3) Pinner  
TPO 818 Weald Lane (No. 1) Harrow Weald  
TPO 820 White Orchards (No. 1) Stanmore Park  
TPO 821 Gordon Avenue (No. 22) Stanmore Park

TPO 822 Headstone Drive (No. 1) Marlborough  
 TPO 823 Headstone Gardens (No. 2) Headstone South  
 TPO 824 Roxborough Park (No. 7) Greenhill

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 161 Sudbury Hill (No. 1) Harrow  
 TPO 536 Cannon Lane (No. 1) Rayners Lane  
 TPO 87 Paines Lane (No. 2) Pinner  
 TPO 113 Uxbridge Road (No. 2) Stanmore  
 TPO 288 Headstone Gardens (No. 1) Wealdstone  
 TPO 70 Roxborough Park (No. 2) Harrow.

**[REASON:** To accord with current policy].

848. **Action taken under the Urgent Non-Executive Decision Procedure:**

The Committee received a report of the Director of Legal Services outlining action taken by the Chief Planning Officer following consultation with the Chair and Nominated Members of the Development Control Committee, since the meeting of the Committee held on 8 December 2004, under the Urgent Non-Executive Action Procedure.

**RESOLVED:** To note the following action, taken under the Urgent Non-Executive Action Procedure:

Subject: Section 106 Agreement: North London Collegiate School, Canons Drive, Edgware

Action Proposed: To extend the time for completion of the Section 106 Agreement until 28 February 2005.

Reason for Urgency: The next meeting of the Development Control Committee was not until 11 January 2005.

Decision: Officer Recommendation agreed.

849. **Telecommunications Developments:**

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

850. **Determination of Demolition Applications:**

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

851. **Any Other Business:**

(i) Harrow Hospital Site  
 Officers reported that they were in the process of drafting a report on this site.

**RESOLVED:** To note that a report would be submitted to the next meeting.

(ii) Sai Villa, Hatch End Enforcement  
 Officers reported that they were in the process of drafting a report on this matter.

**RESOLVED:** To note that a report would be submitted to the next meeting.

(iii) Minutes – Recording of Reasons for Refusal

**RESOLVED:** That when 'reasons for refusal' are proposed, these should be included in the minutes even when the application was subsequently granted.

852. **Pinner Park Farm, George V Avenue, Hatch End:**  
Members commented on the proposed enforcement action and agreed that they needed more time to read the report. Officers further clarified the reasons for urgency and it was

**RESOLVED:** That this matter be determined via the Council's Urgent Non-Executive Decision procedure.

853. **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 11.40 pm.

(Note: The meeting, having commenced at 7.30 pm, closed at 11.38 pm).

(Signed) COUNCILLOR ANNE WHITEHEAD  
Chair



and sited 1.5m behind the front parapet of the communal landscape garden, on the third floor roof of Block A shall be submitted to and approved in writing by, the Local Planning Authority. The area between the front parapet and the barrier shall not be used as a balcony, roof garden or similar amenity area without the prior agreement of the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the amenity of neighbouring residents and the character of the locality.

[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) a Member requested that he be kept informed of where the £20,000 from the developer towards the provision of community facilities within the Borough was channelled to].

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<b>LIST NO:</b>	1/02	<b>APPLICATION NO:</b>	P/3109/04/CFU
<b>LOCATION:</b>	464-472 Alexandra Avenue, South Harrow		
<b>APPLICANT:</b>	White Associates for Gatehill Property Co Ltd		
<b>PROPOSAL:</b>	Conversion of First Floor to Provide 10 Self-Contained Flats, Alterations to Windows (Resident Permit Restricted)		
<b>DECISION:</b>	GRANTED permission in accordance with the development described in the application and submitted plans subject to the conditions and informatives reported.		

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<b>LIST NO:</b>	1/03	<b>APPLICATION NO:</b>	P/3164/04/CFU
<b>LOCATION:</b>	102 Broadfields, Harrow		
<b>APPLICANT:</b>	Turley Associates for Merlian Estates Ltd		
<b>PROPOSAL:</b>	Redevelopment: Two Storey Detached Block with Accommodation in Roof to Provide 14 Flats, Car Parking and Access.		
<b>DECISION:</b>	WITHDRAWN by the applicant.		

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<b>LIST NO:</b>	1/04	<b>APPLICATION NO:</b>	P/3073/04/CFU
<b>LOCATION:</b>	239-241 High Road, Harrow Weald		
<b>APPLICANT:</b>	Dennis Granston for E Bradley & A Mesgian		
<b>PROPOSAL:</b>	Redevelopment to Provide 3 Storey Detached Block with 14 Flats, Access and Parking		
<b>DECISION:</b>	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) Developer shall fund all necessary costs relating to the provision and adoption of the section of new service road at the rear of the site under Section 38 of the Highways Act 1980.		
	(2) A formal Decision Notice, granting permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported, will be issued only upon the completion of the aforementioned legal agreement.		

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<b>LIST NO:</b>	1/05	<b>APPLICATION NO:</b>	P/3170/04/CFU
<b>LOCATION:</b>	Land R/O 32-38 Greenford Road, Harrow		
<b>APPLICANT:</b>	Gillett Macleod Partnership for Mr G Birch		
<b>PROPOSAL:</b>	Demolition of Nos. 32 and 34 and Redevelopment to Provide 10 Flats in a Detached 2 Storey Building with Access and Parking		
<b>DECISION:</b>	REFUSED permission for the development described in the application and submitted plans, for the reasons and informative reported.		

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

<b>LIST NO:</b>	2/01	<b>APPLICATION NO:</b>	P/2723/04/COU
<b>LOCATION:</b>	Land at R/O 123-135 and 139, Part of Rear Garden of 133 Whitchurch Lane, Edgware		
<b>APPLICANT:</b>	Gillett Macleod Partnership for London & District Housing Ltd		
<b>PROPOSAL:</b>	Outline: Redevelopment: Two x 2 Storey Blocks to Provide 8 Flats and Chalet Bungalow with Access and Parking.		
<b>DECISION:</b>	REFUSED permission for the development described in the application and submitted plans for the following reasons:		
	<p>(i) The access road would give rise to a loss of residential amenity to 123 Whitchurch Lane by reason of the additional vehicular activity generated by the development.</p> <p>(ii) the access into Whitchurch Lane is sited at a point where the road bends and would be detrimental to the safety and free flow of traffic.</p> <p><u>Informative:</u> The following policies in the Harrow Unitary Development Plan are relevant to this decision: D4, D5, SD1, T13</p> <p>[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;</p> <p>(2) Councillors Arnold, Marilyn Ashton, Mrs Bath, Billson and Mrs Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application;</p> <p>(3) Councillors Bluston, Choudhury, Miles, Ray and Anne Whitehead wished to be recorded as having voted for the decision to grant the application;</p> <p>(4) the Interim Chief Planning Officer had recommended that the above application be granted;</p> <p>(5) it was noted that the ‘Petition of 83 signatures objecting to use of land owned by Stratton Close Properties Ltd.’ referred to in the Addendum related to this application and not planning application 2/03].</p> <p>(See also Minute 837).</p>		

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<b>LIST NO:</b>	2/02	<b>APPLICATION NO:</b>	P/2880/04/CFU
<b>LOCATION:</b>	Bentley House, 15-21 Headstone Drive, Harrow		
<b>APPLICANT:</b>	Pearson Associates for Valuetimes Ltd		
<b>PROPOSAL:</b>	Continued Use of 2 <sup>nd</sup> & 3 <sup>rd</sup> Floors as a Hostel and Use of Ground & First Floors as Offices (Class B1) with Alterations to Outbuildings		
<b>DECISION:</b>	GRANTED permission in accordance with the development described in the application and submitted plans subject to the conditions and informatives reported.		
	(See also Minute 842).		

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**LIST NO:** 2/03                      **APPLICATION NO:** P/3110/03/CVA  
**LOCATION:** Alexandra Avenue Primary Care Centre, Alexandra Avenue, South Harrow  
**APPLICANT:** Dransfield Owens De Silva for Harrow Primary Care Trust  
**PROPOSAL:** Variation of Condition 11 of Permission P/2976/03/CFU to require the Provision of Car Parking Prior to Occupation of the Building  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition and informative reported.

[Note: It was noted that the 'Petition of 83 signatures objecting to use of land owned by Stratton Close Properties Ltd.' referred to in the Addendum related to planning application 2/01 and not this application].

(See also Minute 836).

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**LIST NO:** 2/04                      **APPLICATION NO:** P/3134/04/CFU  
**LOCATION:** 57, 56, 76, 77, 94 & 95 Chasewood Park, Sudbury Hill, Harrow  
**APPLICANT:** Levitt Bernstein Associates Ltd for Home Nationwide  
**PROPOSAL:** Reconstruction of Fire Damaged Penthouse Flats  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans subject to the conditions and informative reported.

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**LIST NO:** 2/05                      **APPLICATION NO:** P/3147/04/CFU  
**LOCATION:** South Winds, 1 South View Road, Pinner  
**APPLICANT:** Lawrence Vacher Partnership for Mr & Mrs M Patel  
**PROPOSAL:** First Floor Side and Two Storey Rear Extensions  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans subject to the conditions and informatives reported.

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**LIST NO:** 2/06                      **APPLICATION NO:** P/2963/04/DFU  
**LOCATION:** 6 South Close, Rayners Lane  
**APPLICANT:** S Dadamiya for Mr S Bharde  
**PROPOSAL:** Conversion of Extended House to Provide 3 Self-Contained Flats with Parking & Domestic Store at Rear (Revised)  
**DECISION:** REFUSED permission for the development described in the application and submitted plans for the following reasons:

- (i) The proposal represents an over-intensification of the property, which would give rise to additional disturbance and general activity associated with the use of three flats.
- (ii) The greater intensity of the use of the rear garden, which would be shared by three dwellings, would give rise to a loss of residential amenity to the surrounding properties by reason of a significant increase in disturbance and general activity.
- (iii) There is only one parking space in the front that, at the time of determination, can be relied upon. There are uncertain plans for additional parking of two formally laid-out spaces at the rear with access through the service road. This would give rise to additional activity towards the back of the rear garden, resulting in general

disturbance to the rear of 7 South Close. Even if the two spaces at the rear were accessible, there would be a shortfall of parking provision of one space, which is unacceptable given the location.

Informative: The following policies in the Harrow Unitary Development Plan are relevant to this decision: SD1, EP25, D4, D5, D9, D10, H9, H18, C16, T13.

[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 Arnold, Marilyn Ashton, Mrs Bath, Billson and Mrs Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application;

(3) the Interim Chief Planning Officer had recommended that the above application be granted].

(See also Minute 836).

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<b>LIST NO:</b>	2/07	<b>APPLICATION NO:</b>	P/2851/04/CFU
<b>LOCATION:</b>	Faraway, 2 South View Road, Pinner		
<b>APPLICANT:</b>	Lawrence Vacher Partnership for Mr A Gorslar		
<b>PROPOSAL:</b>	Extension of Drive and Formation of New Vehicular Access with New Entrance Gates and Gateposts (Revised)		
<b>DECISION:</b>	GRANTED permission in accordance with the development described in the application and submitted plans subject to the conditions and informatives reported.		

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<b>LIST NO:</b>	2/08	<b>APPLICATION NO:</b>	P/2903/04/CFU
<b>LOCATION:</b>	8 Village Way, Pinner		
<b>APPLICANT:</b>	MP Associates Ltd for 3 Continents Ltd		
<b>PROPOSAL:</b>	Detached Part Single, Part Two and Part Three Storey Building to Provide 15 Business Units (Class B1)		
<b>DECISION:</b>	REFUSED permission for the development described in the application and submitted plans, for the following reason:		
	(i) The proposal, although a considerable improvement on the previous scheme, would still be unduly obtrusive and overbearing, by reason of the excessive forward projection of the building, to the detriment of the appearance of the street scene and the amenity of neighbouring residents in Rayners Lane and Village Way.		
	[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) the Interim Chief Planning Officer had recommended that the above application be granted].		
	(See also Minute 836).		

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<b>LIST NO:</b>	2/09	<b>APPLICATION NO:</b>	P/2967/04/CLA
<b>LOCATION:</b>	Unit 4, Central Depot, Forward Drive, Harrow		
<b>APPLICANT:</b>	The Wilson Partnership for London Borough of Harrow		

**PROPOSAL:** Change of Use: Warehouse Storage to Training Facility and Alterations Including: Fire Escape, Canopy, Disabled Ramps, Bin Enclosure & New Pedestrian Access to Kenmore Avenue.

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

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**SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL**

**LIST NO:** 3/01                      **APPLICATION NO:** P/2661/04/CFU

**LOCATION:** 219 Alexandra Avenue, South Harrow, Ex Tithe Farm Public House

**APPLICANT:** Artian Shehu

**PROPOSAL:** Use of Part of Car Park for the Hand Washing and Valeting of Cars

**DECISION:** DEFERRED to allow officers to explore a more acceptable scheme, to include:

- (i) a smaller scale of use;
- (ii) reduced hours of working;
- (iii) appropriate storage facilities;
- (iv) removal of rubbish from rear of site;
- (v) screening at rear of site;
- (vi) a temporary permission.

(See also Minutes 836 and 840).

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**LIST NO:** 3/02                      **APPLICATION NO:** P/2976/04/DVA

**LOCATION:** 33-35 Bridge Street, Pinner

**APPLICANT:** Planware Ltd

**PROPOSAL:** Variation of Condition 2 of Planning Permission LBH 33149 to allow Opening Hours 6am to Midnight Each Day

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

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**LIST NO:** 3/03                      **APPLICATION NO:** P/3081/04/DFU

**LOCATION:** 27 Beaufort Avenue, Harrow

**APPLICANT:** K Sisodia for Mr B Lagan

**PROPOSAL:** Conversion of House to 2 Self-Contained Flats with Parking in Front Garden (Revised)

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

[Note: During the discussion on the above item, it was moved and seconded that the following reason, included in a previous refusal (P/1630/04/CFU) be added to the reasons for refusal:

Reason: The lack of access to the rear garden from the first floor flat is unacceptable in this location.

Upon being put to a vote, this was not carried].

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**SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES**

**LIST NO:** 4/01                      **APPLICATION NO:** P/3111/04/CNA

**LOCATION:** All Building and Playing Fields, Copland Community School, High Road, Wembley

**APPLICANT:** Brent Council

**PROPOSAL:** Consultation: Redevelopment, Commercial and Residential Buildings Secondary School, All Weather Pitches, Car Parking and Landscaping.

**DECISION:** RAISED NO OBJECTIONS to the redevelopment set out in the application and submitted plans, subject to the informative report.

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