
REPORT OF DEVELOPMENT CONTROL COMMITTEE

MEETING HELD ON 6 SEPTEMBER & 11 SEPTEMBER 2006

Chairman: * Councillor Mrs Camilla Bath

Councillors:	* Robert Benson	* David Gawn
	* Don Billson (present on 6 September only)	* Thaya Idaikkadar
	* Mrinal Choudhury	* Manji Kara
	* G Chowdhury	* Narinder Singh Mudhar
	* Keith Ferry	* Joyce Nickolay
	* David Gawn	* Dinesh Solanki (1) (present on 11 September only)

* Denotes Member present

(1) Denotes category of Reserve Member

[Note: Councillors B E Gate, Mrs Kinnear, Ashok Kulkarni, Jean Lammiman, Chris Noyce and Mrs Anjana Patel also attended this meeting to speak on the items indicated at Minute 71 below].

PART I - RECOMMENDATIONS - NIL

PART II - MINUTES

70. Attendance by Reserve Members:

RESOLVED: To note that (1) no Reserve Members were in attendance at the meeting held on 6 September 2006;

(2) in accordance with Committee Procedure Rule 3.4 (Part 4B of the Constitution) the following duly appointed Reserve Member was in attendance at the reconvened meeting held on 11 September 2006:

Ordinary Member

Councillor Don Billson

Reserve Member

Councillor Dinesh Solanki

71. 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 items indicated:

Councillors B E Gate, Ashok Kulkarni, Chris Noyce and Mrs Anjana Patel	Planning Application 1/03
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Councillor Mrs Kinnear	Planning Application 2/13 and agenda item 18
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Councillor Jean Lammiman	Planning Application 1/05
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72. Declarations of Interest:

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

(i) Planning Application 1/03 – Strongbridge Close, Harrow
Councillor B E Gate, who was not a member of the Committee, declared a personal interest in the above item arising from the fact that he had been a Member of the Management Board as a Local Authority representative until 2003. He wished it to be noted that the Management Board was now defunct.

(ii) Planning Applications 1/11 and 1/12 – Land at R/O Pinner United Reform Church, Paines Lane
Councillor Jean Lammiman, who was not a member of the Committee, declared a personal interest in the above items arising from the fact that she was a patient at the Pinn Medical Centre.

- (iii) Planning Applications 3/01 and 3/02 and Agenda Item 15 – Golds Gym, 1 Sheepcote Road
Councillor Narinder Singh Mudhar declared a personal interest in the above items arising from the fact that he was a member of the gym. Accordingly, he would remain in the room and take part in the discussion and decision-making on this item.
- (iv) Agenda item 17 – Former Cloisters Wood Fitness Club
Councillors Mrinal Choudhury and Manji Kara declared a personal interest in the above item arising from the fact that they had occasionally visited the temple. Accordingly, they would remain in the room and take part in the discussion and decision-making on this item.
- (v) Planning Application 2/13 – 45 High Street, Harrow on the Hill
Councillor Joyce Nickolay declared a prejudicial interest in the above item arising from the fact that she knew the son of the applicant. Accordingly, she would leave the room and take no part in the discussion or decision-making on this item.

73. **Arrangement of Agenda:**

RESOLVED: (1) That, in accordance with the Local Government (Access to Information) Act 1985, the following agenda items be admitted late to the agenda by virtue of the special circumstances and grounds for urgency detailed below:-

<u>Agenda item</u>	<u>Special Circumstances/Grounds 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.
5. Minutes	The minutes had not been finalised when the main agenda had been printed and circulated.
15. 1 Sheepcote Road	This report was not available at the time the agenda was printed and circulated. Members were requested to consider this item as a matter of urgency.

(2) that all items be considered with the press and public present.

74. **Minutes:**

RESOLVED: That the Chairman be given authority to sign the minutes of the meeting held on 26 July 2006 as a correct record, once printed in the Council Bound Minute Volume.

75. **Matters Arising from the Minutes of the Last Meeting:**

RESOLVED: To note that there were no matters arising from the minutes of the last meeting.

76. **Public Questions:**

RESOLVED: To note that no public questions were put at the meeting under the provisions of Committee Procedure Rule 19.

77. **Petitions:**

RESOLVED: To note receipt of the following petitions which were referred to the Head of Planning for consideration:

- (i) Petition supporting the proposals for the development of Strongbridge Close
Ms Esther Lathan presented the above petition, which had been signed by 86 people.

- (ii) Petition opposing the scale of the proposed redevelopment of Strongbridge Close
Ms Jo Boyle presented the above petition, which had been signed by 742 residents of Fairview Crescent.

78. **Deputations:**

RESOLVED: To note that no deputations were received under the provisions of Committee Procedure Rule 17.

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

RESOLVED: To note that no references were received.

80. **Representations on Planning Applications:**

Having been advised of a late request by an objector to make representation in relation to planning application 2/06, the Committee

RESOLVED: That (1) in accordance with Committee Procedure Rule 27.1 (Part 4B of the Constitution), Committee Procedure Rule 18.2 be suspended in order to receive a representation in respect of planning application 2/06;

(2) in addition, and in accordance with the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution), representations be received in respect of items 1/01, 1/03, 1/09, 1/14 and 2/12.

81. **Planning Applications Received:**

RESOLVED: 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.

82. **Planning Appeals Update:**

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

RESOLVED: To note the report.

83. **Enforcement Notices Awaiting Compliance:**

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

RESOLVED: To note the report.

84. **1 Sheepcote Road:**

The Committee received a report of the Head of Planning in this regard.

RESOLVED: That the Director of Legal Services be authorised to:

(1) issue a Listed Building Enforcement Notice pursuant to Section 38 of the Planning (Listed Buildings and Conservation Areas) Act 1990, no sooner than 42 days after 6 September 2006, requiring:

- (i) the permanent removal of all plant, ducting, air-conditioning units, associated frames, supports and bolts on the east elevation wall;
- (ii) the painting in a black matt finish of all plant, ducting, air-conditioning units, associated frames, supports and bolts on the south elevation wall;
- (iii) the permanent removal of the constituent elements of the plant, ducting, air-conditioning units, associated frames, supports and bolts outlined in section (i) above.

(i), (ii) and (iii) should be complied with within a period of three (3) months from the date on which the Notice takes effect;

(2) issue Notices under Section 330 of the Town and Country Planning Act 1990 (as amended) as necessary in relation to the above alleged breach of planning control;

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

- (i) supply the information required by the Director of Legal Services through the issue of Notices under Section 330 of the Town and Country Planning Act 1990; and/or
- (ii) comply with the Listed Building Enforcement Notice.

(See also Minute 73 and items 3/01 and 3/02 on the attached Schedule).

85. **Confirming a Tree Preservation Order (TPO) with an Objection:**

The Committee received a report of the Head of Planning which sought the Committee's approval of TPO 853 in light of an objection received.

RESOLVED: That TPO 853 be confirmed.

86. **Former Cloisters Wood Fitness Club:**

The Committee received a report of the Head of Planning which provided an update on planning permission ref: P/1306/05/CFU, which had been granted by the Committee on 7 June 2006.

RESOLVED: That (1) the update be noted;

(2) officers be requested to carry out an inspection of the premises and submit a report to the 5 October meeting of the Committee.

(See also Minute 72).

87. **102, 104, 106 High Street, Harrow on the Hill:**

The Committee received a report of the Head of Planning and the Director of Legal Services in this regard.

Having noted the officer's recommendation that no enforcement action be taken in this case, Members of the Committee expressed the view that they would like a second opinion on the matter and

RESOLVED: That officers be requested to (1) seek a second opinion from a suitably qualified and experienced non-Council conservation officer;

(2) invite all persons having an interest in the development/buildings to enter a Section 106 legal agreement with the Council regulating the use of the buildings for telecommunications equipment;

(3) make and serve appropriate requisitions on title/ownership of the buildings involved (104, 106 and 106A High Street).

(See also Minute 71).

88. **Member Site Visits:**

A Member of the Committee requested that a further Member site visit be arranged to 454 Alexandra Avenue, which the Committee had visited on 2 September 2006.

RESOLVED: That (1) Member visits to the following sites take place on Saturday 30 September 2006 from 9.00am:

1/05 - Pinner Park Farm
1/07 - The Flying Eagle public house
2/10 - South Winds, 1 South View Road
2/12 - 11 Temple Mead Close
454 Alexandra Avenue

(2) the Democratic Services Officer be requested to write to Members of the Committee to confirm the order and timing of the visits.

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

In accordance with the provisions of Committee Procedure Rule 15.2 (Part 4B of the Constitution) it was

RESOLVED: (1) At 10.00 pm on 6 September 2006 to continue until midnight;

(2) at 12 midnight to continue until 12.30 am;

(3) at 12.30 am to continue until 1.00 am;

(4) at 12.45 am that the meeting be adjourned, and that the meeting be reconvened at 7.30 pm on 11 September 2006;

(5) at 9.35 pm at the reconvened meeting on 11 September 2006 that the meeting would continue in the normal manner until all business remaining on the agenda had been completed.

[Notes: (i) At 12 midnight on 6 September 2006, it was proposed by the Chairman that the meeting continue until all applications for which there were members of the public present had been dealt with, at which time the meeting would adjourn, and that the meeting would reconvene at 7.30 pm on 11 September 2006. This was agreed by the general assent of the Committee, and it was therefore agreed to extend the meeting to 12.30 am in the first instance (as per Resolution 89(2) above), in order that all applications for which members of the public were present might be dealt with;

(ii) at 12.30 am the Chairman proposed that the meeting be extended to 1.00 am, which extension was not opposed by any member of the Committee;

(iii) at 12.35 am a member of the Committee queried whether it had been agreed formally that the meeting be extended beyond 12.30 am;

(iv) further to (iii) above, at 12.40 am it was moved and seconded that the meeting should then be extended to 1.00 am. Upon being put to a vote, this was carried;

(v) Councillors Mrs Camilla Bath, Robert Benson, Don Billson, G Chowdhury, Narinder Singh Mudhar and Joyce Nickolay wished to be recorded as having voted for the motion at (iv) above;

(vi) at 12.42 am Councillors Mrinal Choudhury, Keith Ferry, David Gawn and Thaya Idaikkadar left the meeting;

(vii) at 12.45 am, the meeting having considered main agenda items 1 to 11, main agenda item 17, and a number of planning applications under item 12 (1/01, 1/03, 1/04, 1/08, 1/09, 1/11, 1/12, 1/14 and 2/12) it was moved and seconded that the meeting be adjourned to 11 September 2006. Upon a vote, this was carried].

(Note: The meeting, having commenced at 7.30 pm on 6 September 2006, adjourned at 12.45 am, reconvened at 7.30pm on 11 September 2006 and closed at 11.20 pm).

(Signed) COUNCILLOR CAMILLA BATH
Chairman

SECTION 1 – MAJOR APPLICATIONS

LIST NO:	1/01	APPLICATION NO:	P/803/06/CFU
LOCATION:	31 Warren Lane, Stanmore		
APPLICANT:	Crest Nicholson (Chiltern) Ltd		
PROPOSAL:	Construction of Conservatory Extensions to 17 'A' houses approved under Reserved Matters Ref: P/1650/05/CDP for 90 x 2/2.5 storey houses, 108 flats in 3 x 4 storey blocks, underground parking, roads and open space (amendment to P/1650/05/CDP)		
DECISION:	<p>DEFERRED to enable renotification to take place and for officers to investigate whether the proposed development exceeds the footprint of the previous development on the site.</p> <p>[Notes: (1) Prior to discussing the above application, the Committee received representation from an objector, which was noted;</p> <p>(2) there was no indication that the applicant or their representative was present and wished to respond;</p> <p>(3) during the discussion on the above item, it was moved and seconded that the application be deferred for the reasons given above; upon being put to a vote, this was carried;</p> <p>(4) Councillor Mrs Camilla Bath wished to be recorded as having voted for the decision to defer the application].</p> <p>(See also Minute 80).</p>		

LIST NO:	1/02	APPLICATION NO:	P/1690/06/CFU
LOCATION:	Star House, 6 Garland Road, Stanmore		
APPLICANT:	Dovetail Architects for Devonshire (Stanmore) Ltd		
PROPOSAL:	Second floor extension and re-cladding of elevations		
DECISION:	GRANTED permission for the variation described in the application and submitted plans, subject to the conditions and informatives reported.		

LIST NO:	1/03	APPLICATION NO:	P/2006/05/CFU
LOCATION:	Strongbridge Close, Harrow		
APPLICANT:	PRP Architects for Metropolitan Housing Trust		
PROPOSAL:	Redevelopment to provide 260 units: 3 x 4/5 and 6 storey blocks of flats (Blocks A, B and F) 1 x block of 6 storey flats (Block G), 1 x block of 5 and 7 storey blocks of flats (Block H), 2 x blocks of 2 and 3 storey houses (Blocks C and D) and one block of 2 storey houses (Block E), roads, parking, and open space (revised proposal)		
DECISION:	<p>REFUSED permission for the development described in the application and submitted plans, for the following reasons:</p> <ul style="list-style-type: none"> (i) The proposed development by reason of excessive height, scale and bulk of the 5, 6 and 7 storey blocks of flats would be an obtrusive and incongruous feature of this development and its relationship with existing properties on the respective boundaries of the site. (ii) The proposed development by reason of excessive height and siting would result in unacceptable overlooking and loss of privacy to residents in the surrounding roads. (iii) The lack of adequate car parking would give rise to overspill parking on the surrounding roads to the detriment of the amenity of the local residents. 		

[Notes: (1) Prior to discussing the above application, the Committee received representations from two objectors and the applicant's representative, which were noted;

(2) during discussion on the above item, it was moved and seconded that the application be granted subject to the submission of a travel plan for consideration by the Committee. Upon being put to a vote, this was not carried;

(3) Councillors Mrinal Choudhury, Keith Ferry, David Gawn and Thaya Idaikkadar wished to be recorded as having voted for the motion referred to at Note (2) above;

(4) subsequently, it was moved and seconded that the application be refused for the reasons given above. Upon being put to a vote, this was carried;

(5) Councillors Mrinal Choudhury, Keith Ferry, David Gawn and Thaya Idaikkadar wished to be recorded as having voted against the decision to refuse the application;

(6) the Head of Planning had recommended that the above application be granted].

(See also Minutes 71, 72, 77 and 80).

LIST NO:	1/04	APPLICATION NO:	P/2065/05/CFU
LOCATION:	Raebarn House, 86-100 Northolt Road, South Harrow		
APPLICANT:	Bennett Urban Planning for St James Group Ltd		
PROPOSAL:	Redevelopment to provide part 4/8/10 storey building to comprise 150 flats and offices, car parking and access (duplicate)		
DECISION:	DEFERRED at officers' request to be considered alongside the new revised planning application (P/2471/06) to be reported to the Committee on 5 October 2006.		
LIST NO:	1/05	APPLICATION NO:	P/2136/05/CFU
LOCATION:	Pinner Park Farm, George V Avenue, Pinner		
APPLICANT:	Michael Burroughs Associates for Hall & Sons		
PROPOSAL:	Use of part of site and a building for storage, office, parking and workshop in association with operation		
DECISION:	DEFERRED for Member site visit.		
	(See also Minutes 71 and 88).		
LIST NO:	1/06	APPLICATION NO:	P/1594/06/DFU
LOCATION:	Wealdstone Service Station, Station Road, Wealdstone		
APPLICANT:	Twigg Brown Architects for Stephen Howard Homes and Lupo Ltd		
PROPOSAL:	Redevelopment: Four storey building to provide Class A1 shop (249m ² in floor space) and 4 x 2 bed flats with 14 car parking spaces and demolition of existing petrol filling station		
DECISION:	GRANTED permission for the variation described in the application and submitted plans, subject to the conditions and informatives reported, as amended on the Addendum.		
	[Note: The Committee noted that the description of the application that appeared on the agenda contained an error. The correct description is shown above].		

LIST NO: 1/07 **APPLICATION NO:** P/1225/06/CFU

LOCATION: The Flying Eagle Public House, Mollison Way, Edgware

APPLICANT: DWA Architects Limited for Lukka Care Homes Limited

PROPOSAL: Outline: Redevelopment to provide part 2 / part 3 storey residential care home with 53 bed spaces and 7 car parking spaces

DECISION: DEFERRED for Member site visit.
(See also Minute 88).

LIST NO: 1/08 **APPLICATION NO:** P/1615/06/CFU

LOCATION: The Gables, 92 & 94 Welldon Crescent, Harrow

APPLICANT: Gable Estates Limited for Gable Investments Limited

PROPOSAL: Change of use from multi-occupation to ten flats and first/second floor extension; garaging and parking

DECISION: WITHDRAWN by the applicant.

LIST NO: 1/09 **APPLICATION NO:** P/1532/06/COU

LOCATION: Edgware Town FC, Burnt Oak Broadway, Edgware

APPLICANT: Cornerstone Architects Ltd for Edgware Developments Ltd

PROPOSAL: Siting & access for redevelopment to provide 164 flats and 11 houses in nine blocks of three and five storey buildings

DECISION: INFORM the applicant that:

(1) the proposal is acceptable subject to the completion of a legal agreement within three months (or such period as the Council may determine) of the date of the Committee decision on this application relating to:

(i) approval by the Local Planning Authority prior to the start of development and implementation by the developer, and successors in title, of a Car Club within three calendar months of the first taxable occupation of any part of the development;

(ii) prior approval by the Local Planning Authority of the contents of a 'welcome pack' explaining all modes of transport other than privately owned cars and the issue of the same to all occupiers within seven days of occupation. Such packs to be issued by the developer, and successors in title, for a period of not less than five years from the first taxable occupation of the development;

(iii) the developer or successor in title shall fund all costs of public consultation, analysis, reporting and implementation of local on street parking restrictions, at any time within five years of the first taxable occupation if in the Council's opinion a monitoring period shows unacceptable local on street parking, up to a maximum of £15,000 index linked;

(iv) the applicant to pay Harrow Council the sum of £750,000 within 14 days of the date of the agreement. This sum will be used to carry out works for the promotion of football development within the Borough, eg. the completion of a stadium pitch at Prince Edward Playing Fields to Ryman League standard or an artificial turf pitch of similar quality;

(v) the provision of at least 30% affordable housing being 52 units in total. Such housing to be split into 70% social (38 rented) and 30% intermediate (14 for sale) housing;

(vi) the improvement of the existing or provision of a further pelican crossing to Burnt Oak Broadway and associated pedestrian routes up to a maximum of £85,000;

(vii) within 14 days of the execution of the agreement the applicant shall pay Harrow Council the sum of £25,000 for planning administration costs.

(2) a formal decision notice granting permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported, as amended on the Addendum, will be issued only upon the completion by the applicant of the aforementioned legal agreement and the advertisement/referral of the application to the Government Office for London in accord with the Development Plans and Consultation Departure Direction 1999.

[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector and the applicant's representative, which were noted;

(2) during discussion on the above item, it was moved and seconded that the application be deferred pending a decision on Prince Edward Playing Fields. Upon being put to a vote, this was not carried;

(3) three members of the Committee having demanded a recorded vote by roll call, in accordance with Committee Procedure Rule 21.4, it was noted that Councillors Mrinal Choudhury, Keith Ferry, David Gawn and Thaya Idaikkadar had voted for the motion referred to at Note (2) above; Councillors Mrs Camilla Bath, Don Billson, G Chowdhury, Narinder Singh Mudhar and Joyce Nickolay had voted against the motion; and Councillors Robert Benson and Manji Kara had abstained;

(4) following advice from the legal officer, the Committee noted that the last sentence of Reason 1 on page 71 of the officer report should read "Members will note that the capital sum is payable within 14 days of the completion of the legal agreement.". The applicant, who was in attendance, confirmed that this was correct;

(5) subsequently, it was moved and seconded that the application be granted subject to paragraph 1(iii) of the legal agreement being changed to "...at any time within 5 years...". Upon being put to a vote, this was carried;

(6) three members of the Committee having demanded a recorded vote by roll call, in accordance with Committee Procedure Rule 21.4, it was noted that Councillors Mrs Camilla Bath, Robert Benson, Don Billson, G Chowdhury, Manji Kara, Narinder Singh Mudhar and Joyce Nickolay had voted for the motion; and Councillors Mrinal Choudhury, Keith Ferry, David Gawn and Thaya Idaikkadar had voted against the motion referred to at Note (5) above].

(See also Minute 80).

LIST NO:	1/10	APPLICATION NO:	P/1782/06/CFU
LOCATION:	Whitefriars First & Middle School. Whitefriars Avenue, Wealdstone		
APPLICANT:	Mr Allen Gibbons for Harrow Council		
PROPOSAL:	Alteration & extension of school buildings & formation of Children's Centre		
DECISION:	GRANTED permission for the variation described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported.		
LIST NO:	1/11	APPLICATION NO:	P/1734/06/CFU
LOCATION:	Land at r/o Pinner United Reform Church, Paines Lane		
APPLICANT:	Gibberd Ltd for Carecapital Ltd		

PROPOSAL: Erection of Health Centre, attached pharmacy, bridge and car park

DECISION: DEFERRED at officers' request for further negotiations and amendments to overcome objections.

(See also Minute 72).

LIST NO: 1/12 **APPLICATION NO:** P/1733/06/DCA

LOCATION: Land at r/o Pinner United Reform Church, Paines Lane

APPLICANT: Gibberd Ltd for Carecapital Ltd

PROPOSAL: Demolition of Scout Huts

DECISION: DEFERRED at officers' request for further negotiations and amendments to overcome objections.

(See also Minute 72).

LIST NO: 1/13 **APPLICATION NO:** P/1386/06/CFU

LOCATION: Stonegrove Filling Station, High Street, Edgware

APPLICANT: Rolfe Judd Planning for Greendev LLP

PROPOSAL: Redevelopment: Part four part five storey building to provide 26 flats (16 x 1 bed and 10 x 2 bed) with 22 basement car parking spaces and demolition of existing petrol filling station

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 9 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.

(2) a formal decision notice granting permission for the development described in the application and submitted plans, subject to the conditions and informatives reported, will be issued only upon the completion by the applicant of the aforementioned legal agreement.

LIST NO: 1/14 **APPLICATION NO:** P/1764/06/CAD

LOCATION: Bentley Grove (The Grove), Warren Lane, Stanmore

APPLICANT: Crest Nicholson Chiltern Ltd

PROPOSAL: Retention of hoarding & display of advertisement

DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported, as amended on the Addendum.

[Notes: (1) Prior to discussing the above application, the Committee received representation from an objector, which was noted;

(2) there was no indication that the applicant or their representative was present and wished to respond;

(3) during voting on the substantive motion to grant the application as per the officer's recommendation, the legal officer advised that Councillors Keith Ferry and Thaya Idaikkadar were not eligible to vote as they had not been present in the meeting room for the entire debate in relation to the item;

(4) having been put to a vote, the application was granted].

(See also Minute 80).

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO:	2/01	APPLICATION NO:	P/2512/05/CFU
LOCATION:	Rosehill, 135 Wood Lane, Stanmore		
APPLICANT:	Geoff Beardsley & Partners Ltd for A Townswadey & M Chapell		
PROPOSAL:	Redevelopment: Detached two storey house and double garage		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.		

LIST NO:	2/02	APPLICATION NO:	P/2513/05/CCA
LOCATION:	Rosehill, 135 Wood Lane, Stanmore		
APPLICANT:	Geoff Beardsley & Partners Ltd for A Townswadey & M Chapell		
PROPOSAL:	Conservation Area Consent: Demolition of existing house and outbuildings		
DECISION:	GRANTED Conservation Area Consent for the development described in the application and submitted plans, subject to the conditions and informatives reported.		

LIST NO:	2/03	APPLICATION NO:	P/1669/06/CVA
LOCATION:	168-172 Honeypot Lane, Stanmore		
APPLICANT:	Indigo Planning for UK & European Investments Ltd		
PROPOSAL:	Variation of Condition 9 of Planning Permission P/2972/05/CFU to allow hours of use from 06.30 to 20.00 on Monday to Friday, 07.00 to 16.00 on Saturday, 09.00 to 16.00 Sunday		
DECISION:	GRANTED permission for the variation described in the application, subject to the condition and informative reported, as amended on the Addendum.		

LIST NO:	2/04	APPLICATION NO:	P/1608/06/CFU
LOCATION:	6 Fauna Close, Brockley Park, Stanmore		
APPLICANT:	Dr Colin Elton		
PROPOSAL:	Outbuilding in rear garden		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.		

LIST NO:	2/05	APPLICATION NO:	P/821/06/DVA
LOCATION:	Alexandra Avenue Clinic, 245 Alexandra Avenue, South Harrow		
APPLICANT:	Drivers Jonas Surveyors		
PROPOSAL:	Removal of Condition 13 (requiring the provision of 4 wheelchair accessible homes) and variation of Condition 16 (relating to the provision of 10 key worker homes) of Planning Permission P/1776/03/CFU		
DECISION:	(1) GRANTED permission for the variation described in the application and submitted plans, subject to the conditions reported, as amended on the Addendum. (2) RESOLVED That officers be requested to invite the Council's Access Officer to attend site, with Councillor David Gawn, to investigate DDA issues.		

LIST NO:	2/06	APPLICATION NO:	P/74/06/DFU
LOCATION:	Ebberston, 39 South Hill Avenue, Harrow		
APPLICANT:	Kenneth W Reed & Assocs for Mr & Mrs J Snowdon		
PROPOSAL:	First floor rear extension		
DECISION:	GRANTED permission for the variation described in the application and submitted plans, subject to the conditions and informatives reported. (See also Minute 80).		

LIST NO:	2/07	APPLICATION NO:	P/1692/06/DFU
LOCATION:	Pinner Bowling Club, Pinner Memorial Park, Pinner		
APPLICANT:	Dennis Granston for Pinner Bowling Club		
PROPOSAL:	Single storey side extensions to bowling pavilion (revised)		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.		

LIST NO:	2/08	APPLICATION NO:	P/2415/05/COU
LOCATION:	West Lodge, The Grove, Warren Lane, Stanmore		
APPLICANT:	Reynard Designs for Mr & Mrs J Briggs		
PROPOSAL:	Outline: Replacement detached house		
DECISION:	GRANTED permission for the variation described in the application and submitted plans, subject to the conditions and informative reported.		

LIST NO:	2/09	APPLICATION NO:	P/2302/05/CFU
LOCATION:	Priory Lodge, Priory Drive, Stanmore		
APPLICANT:	N Kotak Associates for Mr M Shah		
PROPOSAL:	Retention of two garden buildings		
DECISION:	GRANTED permission for the variation described in the application and submitted plans, subject to the informative reported.		

LIST NO: 2/10 **APPLICATION NO:** P/935/05/CFU

LOCATION: South Winds, 1 South View Road, Pinner

APPLICANT: Mr Anil Patel

PROPOSAL: Fencing to front and rear boundaries

DECISION: DEFERRED for Member site visit.

(See also Minute 88).

LIST NO: 2/11 **APPLICATION NO:** P/1510/06/CFU

LOCATION: Land adjacent to 74 Uxbridge Road, Harrow Weald

APPLICANT: AAP Consulting for Hutchison 3G (UK) Ltd

PROPOSAL: Replacement of existing 15m high telecoms mast with new 16.7m high telecoms mast

DECISION: GRANTED permission for the variation described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/12 **APPLICATION NO:** P/1622/06/DFU

LOCATION: 11 Temple Mead Close, Stanmore

APPLICANT: David R Yeaman & Associates for Mr D Balaria

PROPOSAL: Redevelopment to provide 2 x single/detached houses with parking (revised)

DECISION: DEFERRED for a Member site visit, to include the neighbouring property.

[Note: Prior to discussing the above application, the Committee received representations from an objector, and the applicant's representative, which were noted].

(See also Minutes 80 and 88).

LIST NO: 2/13 **APPLICATION NO:** P/2032/06/DFU

LOCATION: 45 High Street, Harrow

APPLICANT: DPG Development Consultants for Mr T Harris

PROPOSAL: Change of use of basement and ground floors from residential (Class C3) to office (Class A2)

DECISION: DEFERRED to enable officers to investigate the history of the usage of the building since 1992.

(See also Minutes 71 and 72).

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/7/03/CCO

LOCATION: Golds Gym, 1 Sheepcote Road, Harrow

APPLICANT: Draper Neal Associates for Golds Gym

PROPOSAL: Retention of plant and ducting on side and rear elevations

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

(See also Minutes 72 and 84).

LIST NO: 3/02 **APPLICATION NO:** P/38/03/CLB

LOCATION: Golds Gym, 1 Sheepcote Road, Harrow

APPLICANT: Draper Neal Associates for Golds Gym

PROPOSAL: Listed Building Consent: Retention of plant and ducting to rear side of elevations

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

(See also Minutes 72 and 84).
