
REPORT OF DEVELOPMENT CONTROL COMMITTEE

MEETING HELD ON 5 OCTOBER 2006

Chairman: * Councillor Mrs Camilla Bath

<p>Councillors: * Robert Benson * Don Billson * Mrinal Choudhury * G Chowdhury * Keith Ferry</p>	<p>* Thaya Idaikkadar * Manji Kara * Narinder Singh Mudhar * Joyce Nickolay * Mrs Rekha Shah (2)</p>
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* Denotes Member present
(2) Denotes category of Reserve Member

[Note: Councillor Jean Lammiman also attended this meeting to speak on the item indicated at Minute 106 below].

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

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

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor David Gawn	Councillor Mrs Rekha Shah

106. Right of Members to Speak:

RESOLVED: That, in accordance with Committee Procedure Rule 4.1, the following Councillor, who was not a Member of the Committee, be allowed to speak on the agenda item indicated:

Councillor Jean Lammiman	Planning Application 1/03
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107. Declarations of Interest:

RESOLVED: To note the following declaration of interest made by a Member present relating to business to be transacted at this meeting:

Planning Application 1/01 – Clementine Churchill Hospital, Sudbury Hill
Councillor Mrs Camilla Bath declared a personal interest in the above application arising from the fact that between 1986 and 1990, and before she was a Councillor, she had been on the Committee Advisory Board for the hospital. Accordingly, she would remain in the room and take part in the discussion and decision-making on this item.

108. Arrangement of Agenda:

RESOLVED: That (1) in accordance with the Local Government (Access to Information) Act 1985, the following agenda item 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.

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

109. **Minutes:**
RESOLVED: That the Chairman be given authority to sign the minutes of the meetings held on 6 and 11 September and 19 September 2006, as correct records, once printed in the Council Bound Minute Volume.
110. **Public Questions:**
RESOLVED: To note that no public questions were put at the meeting under the provisions of Committee Procedure Rule 19.
111. **Petitions:**
RESOLVED: To note the receipt of the following petitions which were referred to the Head of Planning for consideration:
- (i) Petition objecting to the conversion of 26-28 Manor Road into 10 flats
Councillor G Chowdhury presented the above petition, which had been signed by 67 residents in and around Manor Road
 - (ii) Petition opposed to the erection of a fence at John Lyon School
Councillor Mrs Camilla Bath presented the above petition, which had been signed by 12 people.
112. **Deputations:**
RESOLVED: To note that no deputations were put at the meeting under the provisions of Committee Procedure Rule 17.
113. **References from Council and other Committees/Panels:**
RESOLVED: To note that there were no references from Council or other Committees or Panels received at this meeting.
114. **Representations on Planning Applications:**
RESOLVED: That in accordance with the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution), representations be received in respect of item 1/02 on the list of planning applications.
115. **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.
116. **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.
117. **Member Site Visits:**
RESOLVED: That a Member site visit to the Clementine Churchill Hospital, Sudbury Hill (item 1/01 on the list of planning applications) take place on Saturday 7 October 2006.
118. **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: At 9.58pm that the meeting continue in the normal manner until all business remaining on the agenda had been completed.

(Note: The meeting, having commenced at 7.30 pm, closed at 10.20 pm).

(Signed) COUNCILLOR CAMILLA BATH
Chairman

SECTION 1 – MAJOR APPLICATIONS

LIST NO: 1/01 **APPLICATION NO:** P/1995/06/CFU
LOCATION: Clemetine Churchill Hospital, Sudbury Hill
APPLICANT: NAI Fuller Peiser for BMI Healthcare
PROPOSAL: Alterations to undercroft, change of use from car park to hospital, construction of multi-decked car park, alterations to access routes and landscaping
DECISION: DEFERRED for Member site visit.
(See also Minutes 107 and 117).

LIST NO: 1/02 **APPLICATION NO:** P/2123/06/CFU
LOCATION: 26 & 28 Manor Road, Harrow
APPLICANT: Preston Bennett Planning
PROPOSAL: Construction of block of ten flats with landscaping and car parking (resident permit restricted)
DECISION: REFUSED permission for the development described in the application and submitted plans, for the following reasons:

- (i) This proposal represents an overdevelopment of a detached building containing two flats to the detriment of the character of the other properties in the road mainly comprising detached and semi-detached houses.
- (ii) The number of car parking spaces will impact on the amenity space of the flats. In addition the placing of the car park at the rear of the property will cause undue disturbance to neighbours.

[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 refused for the reasons given above. Upon being put to a vote, this was carried;
(3) the Head of Planning had recommended that the above application be granted].

(See also Minute 111).

LIST NO: 1/03 **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 engineering operation
DECISION: (1) INFORM the applicant that:

- (a) 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) the completion of an agreed list of remedial works to Pinner Park Farm. The agreed remedial works consists of the following:

- Removal of tipping and general earth works around existing trees to the south and west of the main farmyard and removal of tipping and earth works around field entrances to the southwest and northeast of the main farmyard so as to restore to previous level form. This material, once removed, must not be tipped elsewhere on the farm.
- Reinststate the original track adjoining the eastern boundary of the main farmyard to its traditional rural form by removing all additional material that has been placed on the tracks so that the track does not exceed 4m in width.
- Contain all machinery, equipment and materials associated with the use proposed within the confines of the application site at all times.
- Fully screen the existing pre-cast concrete retaining wall surrounding the applicant site from the public road.
- All remedial works to be identified on plan of a scale not less than 1/500.
- All remedial works to be completed to the Local Planning Authority's satisfaction within three months of the date of the execution of the agreement.

(b) a formal decision notice granting permission for the development described in the application and submitted plans, subject to the conditions and informatives reported, and the amendment to Condition 4 shown below, 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.

Condition 4 be amended to read:

"Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification), no development which would otherwise fall within Classes A and C in Part 6 of Schedule 2 to that Order shall be carried out on any part of Pinner Park Farm without the prior written permission of the Local Planning Authority".

(2) RESOLVED that the concerns expressed by Members of the Committee in relation to the condition of the buildings on the site be referred to Cabinet.

[Notes: (1) The Committee noted the amendment to the description of the application reported verbally by officers at the meeting;

(2) Councillor Mrs Camilla Bath wished to be recorded as having voted against the decision to grant the application].

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:	Had the applicant not appealed against non-determination, the application would have been REFUSED for the reasons reported.		

LIST NO:	1/05	APPLICATION NO:	P/2471/06/CFU
LOCATION:	Raebarn House, 86-100 Northolt Road, South Harrow		
APPLICANT:	Bennett Urban Planning		
PROPOSAL:	Redevelopment to provide 150 residential units and 834 square metres of commercial floorspace in a block varying in height three to eight storeys and tower		

- 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) the funding by the applicant of all costs of public consultation analysis reporting and implementation of an extension to the South Harrow Controlled Parking Zone at any time within 10 years of full occupation of the development if in the Council's opinion a monitoring period shows unacceptable on street parking provided that the developer's liability under this clause does not exceed £30,000 index linked;
 - (ii) the submission and approval of a Travel Plan (to include the management of an on site car club) prior to occupation of any part of the development;
 - (iii) the payment to the Council of a sum of £10,000 on completion of the S106 deed for the provision of improved children's and youth play areas in the locality;
 - (iv) the management of the improved facilities in accordance with a Community Facility Management Statement between the Council and the developer;
 - (v) the provision of affordable housing of a level, type and mix set out in the officer appraisal, affordable housing to be managed by an RSL, subject to a nomination agreement with the Council;
 - (vi) within 28 days of the execution of the agreement the developer shall pay the Council the sum of £2,000 in consideration of 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.
- [Note: Amendments to the legal agreement were reported by the legal officer in attendance and agreed by the Committee].

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO:	2/01	APPLICATION NO:	P/2423/06/CDT
LOCATION:	Sherbourne House, 23-25 Northolt Road		
APPLICANT:	Stappard Homes for T-Mobile		
PROPOSAL:	Installation of 6 telecommunication pole mounted antennae on roof of the building and 4 ancillary equipment cabinets of ground and roof level (56 day notice)		
DECISION:	GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported.		

LIST NO:	2/02	APPLICATION NO:	P/2046/06/DFU
LOCATION:	10 College Close, Harrow		
APPLICANT:	M F Connolly		
PROPOSAL:	Single storey rear extension		
DECISION:	GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported.		
