



**DEVELOPMENT CONTROL
COMMITTEE
THURSDAY 5 OCTOBER 2006
7.30 PM**

COMMITTEE AGENDA

**COMMITTEE ROOMS 1 & 2,
HARROW CIVIC CENTRE**

MEMBERSHIP (Quorum 3)

Chairman: Councillor Mrs Camilla Bath

Councillors:

**Robert Benson
Don Billson
G Chowdhury
Manji Kara (VC)
Narinder Singh Mudhar
Joyce Nickolay**

**Mrinal Choudhury
Keith Ferry
David Gawn
Thaya Idaikkadar**

Reserve Members:

**1. Dinesh Solanki
2. Anthony Seymour
3. Julia Merison
4. Yogesh Teli
5. Macleod-Cullinane
6. Mrs Kinnear
7. Mark Versallion**

**1. David Perry
2. Mrs Rekha Shah
3. Graham Henson
4. Phillip O'Dell**

**Issued by the Democratic Services Section,
Legal Services Department**

**Contact: Kate Boulter, Committee Administrator
Tel: 020 8424 1269 E-mail: kate.boulter@harrow.gov.uk**

***NOTE FOR THOSE ATTENDING THE MEETING:
IF YOU WISH TO DISPOSE OF THIS AGENDA, PLEASE LEAVE IT BEHIND AFTER THE MEETING.
IT WILL BE COLLECTED FOR RECYCLING.***

HARROW COUNCIL

DEVELOPMENT CONTROL COMMITTEE

THURSDAY 5 OCTOBER 2006

AGENDA - PART I

Guidance Note for Members of the Public Attending the Development Control Committee

1. **Attendance by Reserve Members:**

To note the attendance at this meeting of any duly appointed Reserve Members.

Reserve Members may attend meetings:-

- (i) to take the place of an ordinary Member for whom they are a reserve;
- (ii) where the ordinary Member will be absent for the whole of the meeting; and
- (iii) the meeting notes at the start of the meeting at the item 'Reserves' that the Reserve Member is or will be attending as a reserve;
- (iv) if a Reserve Member whose intention to attend has been noted arrives after the commencement of the meeting, then that Reserve Member can only act as a Member from the start of the next item of business on the agenda after his/her arrival.

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

To agree requests to speak from Councillors who are not Members of the Committee, in accordance with Committee Procedure 4.1.

3. **Declarations of Interest:**

To receive declarations of personal or prejudicial interests, arising from business to be transacted at this meeting, from:

- (a) all Members of the Committee, Sub Committee, Panel or Forum;
- (b) all other Members present in any part of the room or chamber.

4. **Arrangement of Agenda:**

(a) To consider whether any item included on the agenda should be considered with the press and public excluded because it contains confidential information as defined in the Local Government (Access to Information) Act 1985;

(b) to receive the addendum sheets and to note any applications which are recommended for deferral or have been withdrawn from the agenda by the applicant.

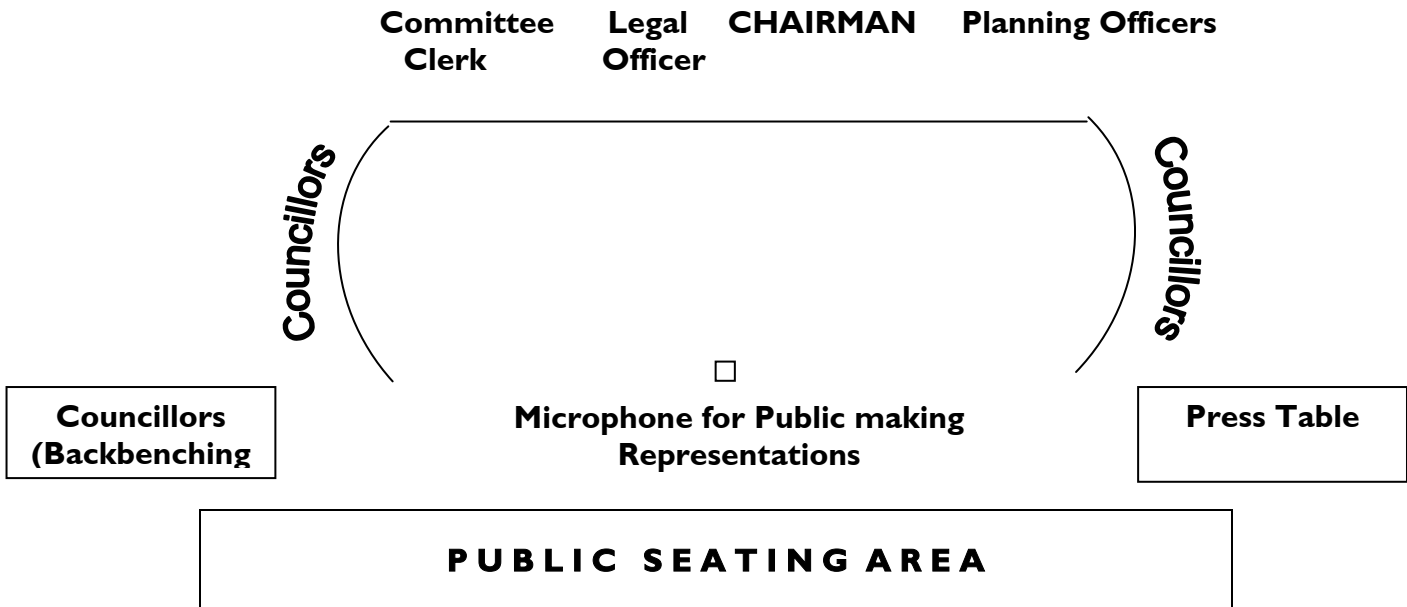
- Enc. 5. **Minutes:** (Pages 1 - 22)
That it be agreed that the Chair be given authority to sign the minutes of the meetings held on 6 and 11 September 2006 and 19 September 2006 as a correct record, once they have been printed in the Council Bound Minute Volume.
6. **Matters Arising from the Minutes of the Last Meeting:**
To consider any matters arising from the minutes of the last meeting.
7. **Public Questions:**
To receive questions (if any) from local residents/organisations under the provisions of Committee Procedure Rule 19 (Part 4B of the Constitution).
8. **Petitions:**
To receive petitions (if any) submitted by members of the public/Councillors.
9. **Deputations:**
To receive deputations (if any) under the provisions of Committee Procedure Rule 17 (Part 4B) of the Constitution.
10. **References from Council and other Committees/Panels:**
To receive references from Council and any other Committees or Panels (if any).
11. **Representations on Planning Applications:**
To confirm whether representations are to be received, under Committee Procedure Rule 18 (Part 4B of the Constitution), from objectors and applicants regarding planning applications on the agenda.
12. **Planning Applications Received:**
Report of the Head of Planning - circulated separately.
- Enc. 13. **Planning Appeals Update:** (Pages 23 - 26)
Report of the Head of Planning – for information.
14. **Any Other Urgent Business:**
Which cannot otherwise be dealt with.
15. **Member Site Visits:**
To arrange dates for Member site visits that have been agreed during the course of the meeting (if any).

AGENDA - PART II - NIL

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**GUIDANCE NOTE FOR MEMBERS OF THE PUBLIC
ATTENDING THE DEVELOPMENT CONTROL COMMITTEE**

Committee Room Layout



Order of Committee Business

It is the usual practice for the Committee to bring forward, to the early part of the meeting, those planning applications where notice has been given that objectors wish to speak, or where members of the public have come to hear the debate.

You will find a slip of paper on your seat for you to indicate which item you have come for. This should be handed to the Committee Administrator prior to the start of the meeting.

Although the Committee will try to deal with the application which you are interested in as soon as possible, often the agendas are quite long and the Committee may want to raise questions of officers and enter into detailed discussion over particular cases. This means that you may have to wait some time. The Committee normally adjourns around 9.00 pm for a short refreshment break for Members.

Rights of Objectors/Applicants to Speak at Development Control Committees

Please note that objectors may only speak if they requested to do so before 5pm on the working day before the meeting. In summary, where a planning application is recommended for grant by the Group Manager (Planning and Development), a representative of the objectors may address the Committee for up to 3 minutes.

Where an objector speaks, the applicant has a right of reply.

Planning Services advises neighbouring residents and applicants of this procedure.

The Development Control Committee is a formal quasi-judicial body of the Council with responsibility for determining applications, hence the need to apply rules governing the rights of public to speak. Full details of this procedure are also set out in the "**Guide for Members of the Public Attending the Development Control Committee**" which is available in both the Planning Reception or by contacting the Committee Administrator (tel 020 8424 1269). This guide also provides useful information for Members of the public wishing to present petitions, deputations or ask public questions, and the rules governing these procedures at the Development Control Committee.

Addendum Sheet

In addition to this agenda, an Addendum Sheet is produced on the day of the meeting. This updates the Committee on any additional information received since the formal agenda was published and also identifies any applications which have been withdrawn by applicants or which officers are recommending for deferral. Copies of the Addendum are available for the public in the Committee Room from approximately 7.00 pm onwards.

Decisions taken by the Development Control Committee

Set out below are the types of decisions commonly taken by this Committee

Refuse permission:

Where a proposal does not comply with the Council's (or national) policies or guidance and the proposal is considered unacceptable, the Committee may refuse planning permission. The applicant can appeal to the Secretary of State against such a decision. Where the Committee refuse permission contrary to the officer recommendation, clear reasons will be specified by the Committee at the meeting.

Grant permission as recommended:

Where a proposal complies with the Council's (or national) policies or guidance and the proposal is considered acceptable, the Committee may grant permission. Conditions are normally imposed.

Minded to grant permission contrary to officer's recommendation:

On occasions, the Committee may consider the proposal put before them is acceptable, notwithstanding an officer recommendation of refusal. In this event, the application will be deferred and brought back to a subsequent meeting. Renotification will be carried out to advise that the Committee is minded to grant the application.

Defer for a site visit:

If the Committee decides that it can better consider an application after visiting the site and seeing the likely impact of a proposal for themselves, the application may be deferred until the next meeting, for an organised Member site visit to take place.

Defer for further information/to seek amendments:

If the Committee considers that it does not have sufficient information to make a decision, or if it wishes to seek amendments to a proposal, the application may be deferred to a subsequent meeting.

Grant permission subject to a legal agreement:

Sometimes requirements need to be attached to a planning permission which cannot be dealt with satisfactorily by conditions. The Committee therefore may grant permission subject to a legal agreement being entered into by the Council and the Applicant/Land owner to ensure these additional requirements are met.

(Important Note: This is intended to be a general guide to help the public understand the Development Control Committee procedures. It is not an authoritative statement of the law. Also, the Committee may, on occasion, vary procedures).

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

* Denotes Member present
(1) Denotes category of Reserve Members

[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 item 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

Reserve Member

Councillor Don Billson

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

Councillor Mrs Kinnear Planning Application 2/13 and agenda item 18

Councillor Jean Lammiman Planning Application 1/05

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, those minutes having been circulated, 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 73).

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 Minutes 71 and 72).

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 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> <p>(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.</p> <p>(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.</p> <p>(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</p>		

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 Choudhury, Ferry, Gawn and Idaikkadar wished to be recorded as having voted for the motion;

(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 Choudhury, Ferry, Gawn and 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 officer's 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 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; 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 Bath, Benson, Billson, Chowdhury, Kara, Mudhar and Nickolay had voted for the motion; and Councillors Choudhury, Ferry, Gawn and Idaikkadar had voted against the motion;

(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 officer's 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 officer's 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 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: (1) 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;

(2) RESOLVED that the Chairman would raise with the Director of Urban

Living concerns expressed by the Committee relating to the erection of the sign on Council land.

[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 Ferry and 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 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 Shepcote 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).

REPORT OF DEVELOPMENT CONTROL COMMITTEE

MEETING HELD ON 19 SEPTEMBER 2006

Chairman: * Councillor Mrs Camilla Bath

Councillors: * Robert Benson * Thaya Idaikkadar
 * Don Billson * Manji Kara
 * Mrinal Choudhury * Narinder Singh Mudhar
 * G Chowdhury * Joyce Nickolay
 * Keith Ferry * David Perry (1)

* Denotes Member present
 (1) Denote category of Reserve Members

[Note: Councillors Jerry Miles and Paul Scott also attended this meeting to speak on the item indicated at Minute 91 below].

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES
90. 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 David Perry

91. 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:

Councillor Jerry Miles	Planning Applications 2/02 and 2/03
Councillor Paul Scott	Planning Application 2/08

92. 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 Applications 2/14 and 2/15 – 49 High Street, Harrow on the Hill
 Councillor Joyce Nickolay declared a personal interest in the above related items arising from the fact that she knew the son of the applicant. Accordingly, she would remain in the room and take part in the discussion and decision-making on this item. Councillor Joyce Nickolay wished it to be noted that, on previous occasions, she had declared a prejudicial interest in items associated with this person because the applicant's son had formerly been a Harrow Councillor.
- (ii) Planning Application 3/01 – 274-278 Northolt Road, South Harrow
 Councillor Thaya Idaikkadar declared a prejudicial interest in the above application arising from the fact that he had been a member of the Licensing Panel that had determined the licensing application. Accordingly, he would leave the room and take no part in the discussion or decision-making on this item.

93. 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.

94. **Minutes:**
RESOLVED: That the minutes of the meeting held on 6 September 2006 be deferred to the next meeting of the Committee.
95. **Matters Arising from the Minutes of the Last Meeting:**
RESOLVED: To note that there were no matters arising.
96. **Public Questions:**
RESOLVED: To note that no public questions were put at the meeting under the provisions of Committee Procedure Rule 19.
97. **Petitions:**
RESOLVED: To note that no petitions were received at the meeting under the provisions of Committee Procedure Rule 16.
98. **Deputations:**
RESOLVED: To note that no deputations were received under the provisions of Committee Procedure Rule 17.
99. **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.
100. **Representations on Planning Applications:**
RESOLVED: In accordance with Committee Procedure Rule 18 (Part 4B of the Constitution), representations be received in respect of items 2/01, 2/02, 2/03 and 2/10.
 [Note: Subsequently, item 2/01 was deferred and the objector did not make representation at this meeting].
101. **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.
102. **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.
103. **Member Site Visits:**
RESOLVED: (1) That Member visits to the following sites take place on Saturday 7 October 2006 from 9.00am:
 2/06 – Heriots, The Common, Stanmore
 2/07 – Weald Cottage, Brookshill Drive, Harrow
 2/10 – John Lyon School Playing Fields, Sudbury Hill
 (2) the Democratic Services Officer be requested to write to Members of the Committee to confirm the order and timing of the visits;

(3) to note that a Member site visit to 454 Alexandra Avenue (item 2/01 on the list of planning applications) had been agreed by the Committee at its meeting on 6 September 2006 (which had adjourned to 11 September 2006).

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

In accordance with the provisions of Committee Procedure Rule 14.2 (Part 4B of the Constitution) it was

RESOLVED: (1) At 10.00 pm to continue until 10.15 pm;

(2) at 10.15pm to continue 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 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/764/06/DFU
LOCATION: 454 Alexandra Avenue, South Harrow
APPLICANT: Jeremy Peters Associates for Stampdile Ltd
PROPOSAL: Change of Use: Ground floor and basement from retail (class A1) to restaurant and hot food takeaway (class A3 and A5); extract flue at rear
DECISION: DFERRED for Member site visit.
(See also Minutes 100 and 103).

LIST NO: 2/02 **APPLICATION NO:** P/417/06/DFU
LOCATION: 26 Kenilworth Avenue, Harrow
APPLICANT: Saxton Design for Mr S Daheley
PROPOSAL: Single and two storey side and rear extensions; front porch; conversion to two self-contained flats (revised)
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.

[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 the discussion on the above item, it was moved and seconded that the application be refused for the following reasons:

- (i) The proposed two-storey side to rear extension, by reason of excessive bulk, prominent siting and unsatisfactory design, would be unduly obtrusive with inadequate space about the buildings and would detract from the established pattern of development in the street scene and the character of the locality.
- (ii) The proposed parking area, by reason of inadequate landscaping, would be unduly obtrusive and detract from the appearance of the building and the street scene.
- (iii) The combined impact of 26 and 28 in that space will be excessive and ovebearing on this site to the detriment of the amenity of the locality.

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

(3) the substantive motion to grant the application was carried.

(See also Minutes 91 and 100).

LIST NO: 2/03 **APPLICATION NO:** P/262/06/DFU
LOCATION: 40 Tregenna Avenue, Harrow
APPLICANT: Mr J I Kim for Mr S Dule
PROPOSAL: Single storey rear extension and conversion to two houses (revised)
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.

[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].

(See also Minute 91 and 100).

LIST NO:	2/04	APPLICATION NO:	P/1776/06/CFU
LOCATION:	5 Julius Caesar Way, Stanmore		
APPLICANT:	Countrywide Surveyors for Mr & Mrs M Walker		
PROPOSAL:	Outbuilding in rear garden		
DECISION:	GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the condition and informatives reported.		
LIST NO:	2/05	APPLICATION NO:	P/1460/06/DFU
LOCATION:	Pizza Express, 33-36 High Street, Pinner		
APPLICANT:	JWPC Ltd for Pizza Express Restaurants Ltd		
PROPOSAL:	Variation of Condition 5 of Planning Permission WEST/758/94/FUL (controlling hours of use) to permit opening from 10:00 hours Mondays to Saturdays until 00:30 hours of the following day, and 10:00 hours until 00:00 hours on Sundays		
DECISION:	GRANTED permission for the variation described in the application and submitted plans, as amended on the Addendum, subject to the condition and informative reported.		
LIST NO:	2/06	APPLICATION NO:	P/1621/06/CFU
LOCATION:	Heriots, The Common, Stanmore		
APPLICANT:	Jane Duncan Architects Ltd for Mr & Mrs L Portnoi		
PROPOSAL:	Single and two storey front, side and rear extensions, alterations to roof and external alterations		
DECISION:	DEFERRED for a Member site visit. (See also Minute 103).		
LIST NO:	2/07	APPLICATION NO:	P/1797/06/CFU
LOCATION:	Weald Cottage, Brookshill Drive, Harrow		
APPLICANT:	Mr & Mrs C Bennett		
PROPOSAL:	Conversion of car port to habitable room		
DECISION:	DEFERRED for a Member site visit and to enable an accurate history of the site to be investigated and reported. (See also Minute 103).		
LIST NO:	2/08	APPLICATION NO:	P/1513/06/DFU
LOCATION:	73 Belsize Road, Harrow Weald		
APPLICANT:	K Sisodia for Ms S Cook		
PROPOSAL:	Conversion of dwellinghouse into 3 self contained flats; single storey front, part single/part two storey rear, two storey side extensions (revised)		

- DECISION:** REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the following reasons:
- (i) This proposal represents an overdevelopment of the site to the detriment of the attached neighbour's property, and is out of character with the surrounding properties.
 - (ii) The provision of parking is inadequate in this particular location and would lead to overspill parking in the road which would be to the detriment of the residents in the road.
- [Notes: (1) During discussion on the above item, it was moved and seconded that the application be deferred for a Member site visit. Upon being put to a vote, this was not carried;
- (2) Councillors Mrinal Choudhury, Keith Ferry, Thaya Idaikkadar and David Perry wished to be recorded as having voted in favour of deferring the application;
- (3) 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;
- (4) Councillors Mrs Camilla Bath, Robert Benson, Don Billson, Maji Kara, Narinder Singh Mudhar and Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application;
- (5) Councillors Mrinal Choudhury, Keith Ferry, Thaya Idaikkadar and David Perry wished to be recorded as having abstained from the vote to refuse the application, and, in accordance with Committee Procedure Rule 21.3(b), wished it to be recorded that the reason for their abstention was that the Committee had voted against deferring the application for a Member site visit;
- (6) the Head of Planning had recommended that the above application be granted].
- (See also Minute 91).

LIST NO: 2/09 **APPLICATION NO:** P/1443/06/DFU

LOCATION: 37 Sandringham Crescent, South Harrow

APPLICANT: Mr J Benaim for Mrs E Beccles

PROPOSAL: Single and two storey rear extension; single storey front extension, alterations at side; change of use from dwellinghouse (C3) to care home (C2)

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

LIST NO: 2/10 **APPLICATION NO:** P/1423/06/DFU

LOCATION: The John Lyon School Playing Fields, Sudbury Hill

APPLICANT: Kenneth W Reed & Associates for The John Lyon School

PROPOSAL: 2 metre high fencing to South Vale and Sudbury Hill boundaries; 2 metre high metal gates across site accesses from South Vale and Sudbury Hill and alterations to hardsurfaced area from Sudbury Hill; 2 metre high fencing to west side of playing field and concrete demarcation posts to Green Lane boundary and Sudbury Hill access

DECISION: DEFERRED for a Member site visit.

[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 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].

(See also Minutes 100 and 103).

LIST NO:	2/11	APPLICATION NO:	P/1697/06/DFU
LOCATION:	Highcroft, The Common, Stanmore Hill		
APPLICANT:	Mr & Mrs R Eker		
PROPOSAL:	Rear dormers		
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:	2/12	APPLICATION NO:	P/1784/06/CFU
LOCATION:	19 Stanmore Hall, Wood Lane, Stanmore		
APPLICANT:	Mr S C Mistry for Mr S Geller		
PROPOSAL:	Extension and alteration of first floor stair landing		
DECISION:	DEFERRED to enable the application to be considered by the Committee alongside the application for Listed Building Consent.		

LIST NO:	2/13	APPLICATION NO:	P/1923/06/CFU
LOCATION:	89 Bridge Street, Pinner		
APPLICANT:	Waldon Telecom Ltd for Orange		
PROPOSAL:	Telecommunications development: antenna on chimney at front and equipment cabinet at rear		
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:	2/14	APPLICATION NO:	P/1584/06/DFU
LOCATION:	49 High Street, Harrow on the Hill		
APPLICANT:	DPG Development Consultants for Mr T Harriss		
PROPOSAL:	New shopfront		
DECISION:	DEFERRED at officer's request for further consideration of access. (See also Minute 92).		

LIST NO:	2/15	APPLICATION NO:	P/1806/06/DLB
LOCATION:	49 High Street, Harrow on the Hill		
APPLICANT:	D P Gamblin for Mr T Harriss		
PROPOSAL:	Listed Building Consent: Installation of new shopfront and entrance to above premises		

DECISION: DEFERRED at officer's request for further consideration of access.
(See also Minute 92).

LIST NO: 2/16 **APPLICATION NO:** P/1707/06/CFU
LOCATION: The Hollies, 36 Oxhey Lane
APPLICANT: Jonathan Fiszpan AGI Arts for Mr & Mrs D Gold
PROPOSAL: Conservatory at rear and demolition of existing garden shed
DECISION: DEFERRED at officer's request for consultation with neighbouring borough.

LIST NO: 2/17 **APPLICATION NO:** P/1794/06/DVA
LOCATION: 430 Alexandra Avenue, Harrow
APPLICANT: Eastern Fire
PROPOSAL: Variation of Condition 2 of Planning Permission WEST/256/02/FUL to permit opening to customers from 10:00 hours to 00:30 hours of the following day
DECISION: GRANTED permission for the variation described in the application and submitted plans, as amended on the Addendum, subject to the condition and informative reported.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/1335/06/DVA
LOCATION: 274-278 Northolt Road, South Harrow
APPLICANT: PDS Licensing for Mr Aziz Damania
PROPOSAL: Variation of Condition 2 of Appeal Permission APP/M5450/A/04/1157717 to permit opening to customers from 09:00 hrs Sunday to Thursday until 01:00 hrs the following day and from 09:00 hrs Friday and Saturday until 02:00 hrs the following day
DECISION: REFUSED permission for the variation described in the application and submitted plans, as amended on the Addendum, for the reason reported.

[Notes: (1) During discussion on the above item, it was moved and seconded that the application be deferred so that further information regarding the Licensing Panel decision, details of any conditions imposed by the Licensing Panel and details of neighbouring properties' opening hours, could be reported to the Committee. Upon being put to a vote, this was not carried;

(2) the substantive motion to refuse the application was carried].

(See also Minute 92).

APPEALS BEING DEALT WITH

WRITTEN REPRESENTATIONS	LOCAL REF:	OFFICER	QUESTIONNAIRE DUE/SENT	STATEMENT DUE	SITE VISIT DATE/TIME
56 Canons Drive, Edgware	3509	LW	Sent 30.08.06	27.09.06	
21-40 Canons Park Close, Edgware	3510	DT	Sent 31.08.06	28.09.06	
86 Hindes Road, Harrow	3511	KMS	Sent 31.08.06	28.09.06	
Land at r/o 176-182 Harrow View	3515	ADK	Sent 06.09.06	04.10.06	
26A Silverston Way, Stanmore	3516	ML	Sent 15.09.06	05.10.06	
Mount Park Road adj Rowney	3517	SW	Sent 15.09.06	10.10.06	
140 Wemborough Road	3519	PDB	Due 14.09.06	12.10.06	
14 Brockley Close, Stanmore	3520	LW	Sent 21.09.06	16.10.06	
294 & 298 Uxbridge Rd, Hatch End	3521	DM1	Due 25.09.06	23.10.06	
35 Mount Drive, Harrow	3522	KMS	Sent 21.09.06	25.10.06	
Portman Hall, Old Redding	3523	RP1	Due 25.09.06	23.10.06	
86 Headstone Lane, Harrow Weald	3524	OH	Due 29.09.06	27.10.06	

HEARINGS	LOCAL REF:	OFFICER	STATEMENT DUE/SENT	HEARING DATE	HEARING/INQUIRY VENUE
56 Potter Street, Pinner	3356	OH	Sent 20.09.05	26.09.06	Planning Conf. Room
25 Elms Road, Harrow	3412	DT	Sent 30.01.06	27.09.06	Planning Conf. Room
25 Elms Road, Harrow	3503	DT			
130 Stanmore Hill	3428	SC	Sent 02.03.06	18.10.06	Planning Conf. Room
	3429				
	3430				
7 Hillview Close	3464	DM	Sent 18.05.06	21.11.06	Planning Conf. Room
Heathfield School (var. of Leg. Agreement).	3466	ADK	Sent 24.05.06	Held in abeyance for 3 months from 06/06/06	
4 Elm Park (Enforcement)	3469	DMC	Sent 21.06.06	09.11.06	Planning Conf. Room
4 Elm Park	3493	LW	Sent 21.08.06		
31 Northumberland Road, Harrow	3478	RP	Sent 20.07.06		
31 Northumberland Road, Harrow (enf)	3508	RP	Due 27.09.06		

3 West Drive Gardens, Harrow	3468	TEM	Sent 07.08.06	
24 Uxbridge Road, Harrow	3475	TEM	Sent 10.08.06	

PUBLIC INQUIRIES					
	LOCAL REF:	OFFICER	STATEMENT DUE/SENT	INQUIRY DATE	LOCATION
Reabarn House, Northolt Road	3459	DT	Sent 21.06.06	14.11.06 (3 days)	Council Chamber
	3460				
1 & 1A Buckingham Road	3498	AB	Sent 20.08.06	30.01.07	Council Chamber
Comfort Inn, 2-12 Northwick Park Rd	3506	DT	Sent 18.09.06		
190 Whittington Way, Pinner (enforcement)	3514	AB5	Due 04.10.06		
19 Victoria Terrace (Enforcement)	3518	AB5	Due 12.10.06	03.01.07	Council Chamber

APPEALS AWAITING DECISION

WRITTEN REPRESENTATIONS					
	LOCAL REF:	OFFICER	STATEMENT SENT	FINAL COMMENTS DUE (LPA & APPELLANT ONLY)	SITE VISIT DATE/TIME
79 Pinner Hill Road	3410	SW2	25.01.06	Expired	
Land Adjoining 2 Fairholme Rd	3423	KMS	27.02.06	Expired	
46 Repton Road (Enforcement)	3437	DMC	20.03.06	Expired	09.10.06 @ 10:30
83 Drury Road, Harrow	3435	RM2	31.03.06	Expired	23.05.06 @ 16:30
254 Cannon Lane, Pinner	3448	PDB	28.03.06	Expired	11.07.06 @ 11.45
Lnd at Roundabout, Streatfield Road	3458	SC2	02.05.06 (Q)	Expired	
Land R/O Carrington Square	3455	SC2	10.05.06	Expired	
48 Evelyn Drive, Stanmore	3456	OH	16.05.06	Expired	
17 Branker Road, Kenton	3471	TEM	02.06.06 (Q)	Expired	
Lnd at Roundabout, Streatfield Road	3458	SC2	02.05.06	Expired	
146 Pinner Hill Road, Pinner	3463	CM2	12.06.06	Expired	26.09.06 @ 15:30
61 Love Lane, Pinner	3462	SB5	16.06.06	Expired	
Land outside Greenhill Services Station	3467	SC2	27.06.06	Expired	
19 Victoria Terrace	3470	SW2	22.06.06	Expired	

37 Carlton Avenue	3474	MRE	29.06.06	Expired	1.08.06 @ 11:30
875 Field End Road	3476	RP	12.07.06	Expired	
5 Canons Drive, Edgware	3477	AB	21.07.06	Expired	
47 Turner Road (Enforcement)	3480	DMC	24.07.06	Expired	
1A `` Avenue	3481	TEM	21.07.06	Expired	
25 Hawthorne Drive	3482	PDB	21.07.06	Expired	26.09.06 @ 14:00
7 Dukes Avenue	3483	TEM	26.07.06	Expired	
51A Roxborough Park	3484	SW	28.07.06	Expired	
401 Kenton Lane	3485	MRE	02.08.06	Expired	
16a Whitchurch Lane (Enforcement)	3486	DMC	10.08.06	Expired	
9 Masons Avenue	3487	DM1	02.08.06	Expired	
7 Mount Park Road (Enforcement)	3488	DMC	09.08.06	Expired	
67 Argyle Road (Enforcement)	3489	GW	10.08.06	Expired	
56 Lake View (Enforcement)	3490	DMC	09.08.06	Expired	
Red Corners, 9 Brookshill Drive Harrow	3492	RP	14.08.06	Expired	
80 Hillview Road, Pinner	3491	SW2	16.08.06	Expired	
44 College Ave Harrow	3495	RB	22.08.06	Expired	
Lnd At Junc. Roxborough Pk & Lowlands Rd	3494	KMS	30.08.06	Expired	
Hillingdon House, 386/388 Kenton Road	3500	LW	30.08.06 (Q)	29.09.06	
2 Collins Avenue,	3496	ML	07.09.06	28.09.06	
64 Dean Drive	3499	MRE	07.09.06	28.09.06	
Greenhill Service Station	3502	KMS	11.09.06	02.10.06	
464-472 Alexandra Avenue	3512	OH	15.09.06 (Q)	20.10.06	
22 Walton Road, Harrow	3507	NR	21.09.06	12.10.06	

HEARINGS	LOCAL REF:	OFFICER	STATEMENT DUE/SENT	HEARING DATE	LOCATION
R/o 32 High Street, Pinner	3338	PDB	Sent 20.07.05	05.07.06	Cumberland Hotel
38 Headstone Gardens (Enforcement)	3454	GW	Sent 21.06.06	05.09.06	Planning Conf. Room

PUBLIC INQUIRIES	LOCAL REF:	OFFICER	STATEMENT DUE/SENT	INQUIRY DATE	LOCATION
23 High Street, Wealdstone	3376	DC3	Sent 16.10.05	15.09.06 (1 day)	C.Room 4

DECISIONS (since 01.06.06)

	LOCAL REF:	OFFICER	DECISION	DATE
35 Orchard Grove (Enforcement)	3420	GW	WITHDRAWN	02.06.06
18 Alfriston Avenue, Harrow	3443	SW2	DISMISSED	12.06.06
63 Bonnersfield Avenue, Harrow	3442	SW2	DISMISSED	12.06.06
Oakhurst Heights, 14A Mount Park Road	3444	KMS	DISMISSED	15.06.06
Bradenham Works, 100 Bradenham Road	3447	TEM	DISMISSED	15.06.06
50-54 Northolt Rd	3424	RS	DISMISSED	22.06.06
	3425			
86 Eastcote Lane, Harrow	3436	SW2	DISMISSED	23.06.06
103 Dale Avenue, Edgware	3438	AB3	DISMISSED	27.06.06
103 Dale Avenue, Edgware	3439	AB3	DISMISSED	27.06.06
19 & 21 R/O 11-29 Alexandra Avenue	3375	RS	ALLOWED	29.06..06
Former Telephone Exchange	3375	RS	ALLOWED	29.06.06
239 Kenton Lane, Harrow	3336	MRE	DISMISSED	03.07.06
220 Shaftesbury Avenue, Harrow	3354	KMS	ALLOWED	11.07.06
Sunningdale, London Road, Harrow on the Hill	3318	RS	ALLOWED	13.07.06
22 Moss Close, Pinner	3449	RMS	DISMISSED	19.07.06
Corner of Kenton Lane/Mountside,	3445	SC2	ALLOWED	25.07.06
27 Cuckoo Hill Drive	3457	SW2	DISMISSED	28.07.06
17 Jellioe Gardens. Station	3450	ML1	DISMISSED	28.07.06
31 Northumberland Road, North Harrow	3328	PDB	DISMISSED	31.07.06
	3359			
114 Eastcote Lane, South Harrow	3472	PDB	DISMISSED	10.08.06
Garages Adj to 24 and 25 Malcolm Court	3377	OH	DISMISSED	14.08.06
Garages adj. To 1 & 2 Malcolm Court	3378	OH	DISMISSED	14.08.06
6 Orley Farm Road,	3479	PDB	WITHDRAWN	24.08.06
11 Parkfield Gardens	3453	SW2	ALLOWED	06.09.06
37 Carlyon Avenue	3473	OH	ALLOWED	12.09.06