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**REPORT OF DEVELOPMENT CONTROL COMMITTEE**


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**MEETING HELD ON 19 SEPTEMBER 2006**


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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) Denotes category of Reserve Member

[Note: Councillors Jerry Miles and Paul Scott also attended this meeting to speak on the items 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 9.00 am:

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 10.15 pm 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 overbearing 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).

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



(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).

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<b>LIST NO:</b>	2/11	<b>APPLICATION NO:</b>	P/1697/06/DFU
<b>LOCATION:</b>	Highcroft, The Common, Stanmore Hill		
<b>APPLICANT:</b>	Mr & Mrs R Eker		
<b>PROPOSAL:</b>	Rear dormers		
<b>DECISION:</b>	GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported.		

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<b>LIST NO:</b>	2/12	<b>APPLICATION NO:</b>	P/1784/06/CFU
<b>LOCATION:</b>	19 Stanmore Hall, Wood Lane, Stanmore		
<b>APPLICANT:</b>	Mr S C Mistry for Mr S Geller		
<b>PROPOSAL:</b>	Extension and alteration of first floor stair landing		
<b>DECISION:</b>	DEFERRED to enable the application to be considered by the Committee alongside the application for Listed Building Consent.		

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<b>LIST NO:</b>	2/13	<b>APPLICATION NO:</b>	P/1923/06/CFU
<b>LOCATION:</b>	89 Bridge Street, Pinner		
<b>APPLICANT:</b>	Waldon Telecom Ltd for Orange		
<b>PROPOSAL:</b>	Telecommunications development: antenna on chimney at front and equipment cabinet at rear		
<b>DECISION:</b>	GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported.		

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<b>LIST NO:</b>	2/14	<b>APPLICATION NO:</b>	P/1584/06/DFU
<b>LOCATION:</b>	49 High Street, Harrow on the Hill		
<b>APPLICANT:</b>	DPG Development Consultants for Mr T Harriss		
<b>PROPOSAL:</b>	New shopfront		
<b>DECISION:</b>	DEFERRED at officer's request for further consideration of access.  (See also Minute 92).		

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<b>LIST NO:</b>	2/15	<b>APPLICATION NO:</b>	P/1806/06/DLB
<b>LOCATION:</b>	49 High Street, Harrow on the Hill		
<b>APPLICANT:</b>	D P Gamblin for Mr T Harriss		
<b>PROPOSAL:</b>	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).

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**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.

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**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.

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**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).

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