
REPORT OF DEVELOPMENT MANAGEMENT COMMITTEE

MEETING HELD ON 23 NOVEMBER 2006

Chairman: * Councillor Marilyn Ashton

Councillors: * Don Billson * Narinder Singh Mudhar
 * Keith Ferry * Joyce Nickolay
 * Thaya Idaikkadar * Mrs Rekha Shah (3)
 * Manji Kara

* Denotes Member present
 (3) Denotes category of Reserve Member

[Note: Councillors Paul Osborn and Mrs Anjana Patel also attended this meeting to speak on the item indicated at Minute 5 below].

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES
1. Appointment of Chairman and Membership of the Development Management Committee:

RESOLVED: To note (1) the appointment of Councillor Marilyn Ashton at the meeting of the Council on 19 October 2006 under the provisions of Council Procedure Rule 1.1 (xii) as Chairman of the Development Management Committee for the Municipal Year 2006/07;

(2) the membership of the new Development Management Committee.

2. 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 Mrinal Choudhury	Councillor Mrs Rekha Shah

3. Appointment of Vice-Chairman:

Nominations were received and seconded for Councillors Thaya Idaikkadar and Joyce Nickolay. Having been put to a vote it was

RESOLVED: To appoint Councillor Joyce Nickolay as Vice-Chairman of the Development Management Committee for the Municipal Year 2006/07.

4. Briefing Paper for the First Meetings of the Strategic Planning Committee and the Development Management Committee:

The Committee having considered a briefing paper in relation to the above it was

RESOLVED: That (1) in order to ensure compliance with the requirement to finish meetings no later than 11.00pm, the Committee would consider carefully whether to commence any new business/item after 10.00pm and, if necessary, defer business rather than risk not completing the consideration by 11.00pm;

(2) the terms of reference of the Strategic Planning Committee and the Development Management Committee be noted;

(3) the definitions of 'major' and 'minor' contained within the briefing paper be endorsed and noted in relation to the distinction in the terms of reference of the two committees;

(4) the proposed meeting dates for the two committees, provided to Council on 19 October 2006, be endorsed and noted;

(5) it be noted that there would be a single briefing for all members of the Committee;

(6) it be noted that officers would be consulting Members on potential revisions to the Scheme of Delegation.

5. **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 Paul Osborn	Planning Applications 2/01, 2/02 and 2/03
Councillor Mrs Anjana Patel	Planning Application 2/13

6. **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 3/01 – 421 Alexandra Avenue, Harrow
Councillor Thaya Idaikkadar declared a prejudicial interest in the above application arising from the fact that he knew the applicants. Accordingly, he would leave the room and take no part in the discussion or decision-making on the item.
- (ii) Planning Application 5/02 – RAF Bentley Priory, Priory Drive, Stanmore
Councillor Marilyn Ashton declared a prejudicial interest in the above application arising from the fact that she lived next door to the site. Accordingly, she would leave the room and take no part in the discussion or decision-making on the item.

7. **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 despatch. 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;

(3) it be noted that agenda item 16 – Effectiveness of Planning Enforcement had appeared on the agenda in error and was formally withdrawn.

8. **Minutes:**

RESOLVED: That the Chairman be given authority to sign the minutes of the meeting held on 17 October 2006 of the Development Control Committee (being the predecessor body to this Committee for the consideration of minor matters) as a correct record once printed in the Council Bound Volume.

9. **Public Questions:**

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

10. **Petitions:**

Councillor Mrs Joyce Nickolay indicated that she had received the following request from a resident:

"With reference to the minutes of the meeting of the Development Control Committee held on 6 and 11 September 2006, please could it be noted under Minute 77 (ii) Petition opposing the scale of the proposed redevelopment of Strongbridge Close that the petition was presented by Ms Jo Boyle and had been signed by residents of the following roads: Twyford Road, Welbeck Road, Tintern Way, Furness Road, Chatsworth Gardens, Oakington Avenue, The Retreat, Capthorne Avenue, Elm Grove, Romney Close, Romney Drive, The Drive, Fairview Crescent and Rayners Lane in addition to the residents of Fairview Crescent".

The Committee noted that they had no authority to amend the minutes of the 6 and 11 September 2006 Development Control Committee meeting, which had been agreed by that Committee at its meeting on 5 October 2006.

RESOLVED: (1) That the above request be noted;

(2) it be noted that no petitions were received at this meeting under the provisions of Committee Procedure Rule 16.

11. **Deputations:**

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

12. **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.

13. **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 items 2/01, 2/02, 2/03, 2/06 and 2/13 on the list of planning applications.

14. **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.

15. **Enforcement Notices Awaiting Compliance:**

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

RESOLVED: (1) To note the report;

(2) that the Enforcement Officer be invited to attend Member briefings.

16. **Member Site Visits:**

RESOLVED: That (1) Member visits to the following sites take place on Saturday 9 December 2006 from 9.30am:

2/08 – 16A Uxbridge Road, Stanmore
2/14 and 2/15 – Priory House, 95 Clamp Hill, Stanmore

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

(Note: The meeting, having commenced at 6.30 pm, closed at 9.15 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO:	2/01	APPLICATION NO:	P/1931/06/DFU
LOCATION:	East End Farm, Moss Lane, Pinner		
APPLICANT:	T Clapp (Foundation Architecture) for Mr & Mrs B Leaver		
PROPOSAL:	Demolition of Barns D, E and F; two storey detached dwelling and single storey linked outbuilding; conversion of Barn C to ancillary residential use for new dwelling		
DECISION:	<p>Had no appeal been lodged, permission for the development described in the application and submitted plans, as amended on the Addendum, would have been REFUSED for the following reason:</p> <p>(i) The proposed house that would replace Barn F will be detrimental to the residential amenities of numbers 92 and 94 Moss Lane, given the close proximity to the rear boundary and side boundary of the properties abutting the development, and by reason of the height, scale and mass of the roofline thereof. The development will dominate the rear of the garden of number 92 and will be visually obtrusive to the detriment of the visual amenity of the occupiers of the properties in question.</p> <p>[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector, and the applicant's representative, which were noted;</p> <p>(2) during discussion on the above item, it was moved and seconded that the application be refused for the reason given. Upon being put to a vote, this was carried;</p> <p>(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 Marilyn Ashton, Don Billson, Thaya Idaikkadar, Manji Kara, Narinder Singh Mudhar and Joyce Nickolay had voted for the motion, and Councillors Keith Ferry and Mrs Rekha Shah had abstained;</p> <p>(4) the Head of Planning had recommended that the above application be granted, had no appeal been lodged].</p>		

LIST NO:	2/02	APPLICATION NO:	P/1935/06/DLB
LOCATION:	East End Farm, Moss Lane, Pinner		
APPLICANT:	T Clapp (Foundation Architecture) for Mr & Mrs B Leaver		
PROPOSAL:	Listed Building Consent: Demolition of Barns D, E and F. Repairs and alterations to Barn C to create ancillary residential use, including the installation of a WC		
DECISION:	<p>Had no appeal been lodged, permission for the development described in the application and submitted plans, as amended on the Addendum, would have been REFUSED for the following reason:</p> <p>(i) The proposed demolition, in the absence of an acceptable proposal for the replacement of the building(s), would be inappropriate and detrimental to the appearance and character of this part of the East End Farm Conservation Area and the adjacent Listed Buildings, contrary to policies SD1, SD2, D4, D11, D13, D14, D15 and D16 of the Harrow Unitary Development Plan.</p> <p>[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector, and the applicant's representative, which were noted;</p>		

(2) during discussion on the above item, it was moved and seconded that the application be refused for the reason given. Upon being put to a vote, this was carried unanimously;

(3) the Head of Planning had recommended that the above application be granted, had no appeal been lodged].

LIST NO: 2/03 **APPLICATION NO:** P/1941/06/DCA
LOCATION: East End Farm, Moss Lane, Pinner
APPLICANT: T Clapp (Foundation Architecture) for Mr & Mrs B Leaver
PROPOSAL: Conservation Area Consent: Demolition of Barns D, E and F
DECISION: Had no appeal been lodged, permission for the development described in the application and submitted plans, as amended on the Addendum, would have been REFUSED for the following reason:

- (i) The proposed demolition, in the absence of an acceptable proposal for the replacement of the building(s), would be inappropriate and detrimental to the appearance and character of this part of the East End Farm Conservation Area and the adjacent Listed Buildings, contrary to policies SD1, SD2, D4, D11, D13, D14, D15 and D16 of the Harrow Unitary Development Plan.

[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 reason given. Upon being put to a vote, this was carried unanimously;

(3) the Head of Planning had recommended that the above application be granted, had no appeal been lodged].

LIST NO: 2/04 **APPLICATION NO:** P/2739/05/CFU
LOCATION: Land at Holly Grove, Hatch End
APPLICANT: Gillett Macleod Partnership for Mr T Gallagher
PROPOSAL: Construction of 5 detached houses with access from Holly Grove
DECISION: DEFERRED to enable details of 'Lifetime Homes' to be specified in the application for approval by the Committee.

LIST NO: 2/05 **APPLICATION NO:** P/2635/06/CFU
LOCATION: 3 Pine Close, Stanmore
APPLICANT: Sergios Sergiou for Mr Ishrat Malik
PROPOSAL: 1st floor/2 storey side extension, two storey front extension, external alterations including provision of balustrading over single storey front projection
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/06 **APPLICATION NO:** P/1017/06/CFU
LOCATION: Land rear of 123-135 Whitchurch Lane, Edgware

APPLICANT: D Peddar for Mr F Steinberg

PROPOSAL: Outline: 6 retirement flats in 2x2 storey blocks; access from Stratton Close; parking

DECISION: REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the following reasons:

- (i) The access road will give rise to a loss of residential amenity to 123 Whitchurch Lane by reason of additional vehicular activity generated by the development.
- (ii) The access into Whitchurch Lane is sited at a point where the road bends and so the additional vehicular activity, generated by this development, will be detrimental to the safety and free flow of traffic.

[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 refused for the reasons given. Upon being put to a vote, this was carried unanimously;

(3) the Head of Planning had recommended that the above application be granted, had no appeal been lodged].

LIST NO: 2/07 **APPLICATION NO:** P/1676/06/DFU

LOCATION: 40 Fairview Crescent, Harrow

APPLICANT: Benjamin Associates Ltd for Mr K Marcelle

PROPOSAL: Alterations to roof to form end gable and rear dormer; conversion to two self-contained flats with forecourt parking (resident permit restricted)

DECISION: WITHDRAWN by applicant

LIST NO: 2/08 **APPLICATION NO:** P/822/06/CFU

LOCATION: 16A Uxbridge Road, Stanmore

APPLICANT: Arablu Architects for Mr Bowry

PROPOSAL: Re-development to provide 3 flats in 2 storey building with rooms in roof, access, parking

DECISION: DEFERRED (1) at officer's request to assess the impact of the development on trees with Tree Protection Orders; and

(2) for a Member site visit.

(See also Minute 16).

LIST NO: 2/09 **APPLICATION NO:** P/1574/06/CFU

LOCATION: Open space at junction of Whitchurch Lane and Honeypot Lane, Edgware

APPLICANT: Barry Philips for London Borough of Harrow – Road Safety Team

PROPOSAL: Change of use from common land to highway land to facilitate construction of cycle lane

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

LIST NO: 2/10 **APPLICATION NO:** P/2177/06/CFU
LOCATION: Bridle Cottage, Brookshill Drive, Harrow Weald
APPLICANT: Mr N Fitzgerald
PROPOSAL: Installation of timber gate along the street frontage
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the condition and informatives reported.

LIST NO: 2/11 **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: GRANTED permission for the development described in the application and submitted plans, subject to the condition and informative reported.

LIST NO: 2/12 **APPLICATION NO:** P/2742/06/CFU
LOCATION: Green Island Lodge, Hillside Road, Pinner Hill
APPLICANT: Andrew Ross for Mr Mevan Alwis
PROPOSAL: First floor rear extension and alterations at rear to form balcony (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.

LIST NO: 2/13 **APPLICATION NO:** P/2029/06/DFU
LOCATION: 8 Welbeck Road, South Harrow
APPLICANT: Mr Pranam Shah for Mr A Akilan
PROPOSAL: Single and two storey side to rear extension to form new dwelling: single and two storey rear extension to existing dwelling (revised)
DECISION: REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the following reason:

- (i) The proposed additional unit would amount to an over-intensive development and occupation of this site and would give rise to an unreasonable increase in activity and associated disturbance to the detriment of the amenity of the neighbouring occupiers and the character of the locality.

[Notes: (1) The Committee having noted the officer's recommendation, on the Addendum, that the application be deferred for clarification of parking spaces, access and refuse details, it was moved and seconded that the application be not deferred. Having been put to a vote, this was carried;

(2) prior to discussing the above application, the Committee received a representation from an objector, which was noted;

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

(4) during discussion on the above item, it was moved and seconded that the application be refused for the reason given. Upon being put to a vote, this was carried unanimously].

LIST NO: 2/14 **APPLICATION NO:** P/2299/06/CFU
LOCATION: Priory House, 95 Clamp Hill, Stanmore
APPLICANT: Jeremy Peter Associates for L Johnson
PROPOSAL: Conversion of stable block into self-contained dwellinghouse, including demolition of conservatory, single storey rear extension, external alterations, use of coach house and car port for ancillary parking
DECISION: DEFERRED for Member site visit.
(See also Minute 16).

LIST NO: 2/15 **APPLICATION NO:** P/2300/06/CLB
LOCATION: Priory House, 95 Clamp Hill, Stanmore
APPLICANT: Jeremy Peter Associates for L Johnson
PROPOSAL: Listed Building Consent: Conversion of stable block into self-contained dwellinghouse, including demolition of conservatory, single-storey rear extension, internal and external alterations; use of coach house and car port for ancillary parking
DECISION: DEFERRED for Member site visit.
(See also Minute 16).

LIST NO: 2/16 **APPLICATION NO:** P/1909/06/DLB
LOCATION: Wilsmere House, Wilsmere Drive, Harrow
APPLICANT: Salmon Speed Architects for Barchester Healthcare Ltd
PROPOSAL: Listed Building Consent: Single storey extensions to east and west elevations; internal alterations to existing rooms
DECISION: DEFERRED at officers' request to be put before Committee on 13 December 2006 alongside the parallel applications for planning permission P/2094/06/DFU.

LIST NO: 2/17 **APPLICATION NO:** P/2731/06/DVA
LOCATION: Anmer Lodge, Coverdale Close, Stanmore
APPLICANT: Harrow Council – Housing Services
PROPOSAL: Variation of Condition 2 of Planning Permission EAST/809/99/FUL to allow hostel use to continue to 1 February 2008
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: 2/18 **APPLICATION NO:** P/2395/06/DFU
LOCATION: 12 Georgian Way, Harrow on the Hill
APPLICANT: Robin G Benyon for G W R A Ltd
PROPOSAL: Installation of security gate, 6 CCTV cameras mounted on 3 poles and marking of parking bays
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: 2/19 **APPLICATION NO:** P/2038/06/CFU
LOCATION: 8 Augustus Close, Stanmore
APPLICANT: Mr Shiraz Riaz for Mr Mushtaq
PROPOSAL: Single storey rear extension
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the condition and informatives reported.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/1792/06/DFU
LOCATION: 421 Alexandra Avenue, Harrow
APPLICANT: Mr Pranam Shah for Mr S Thayaparan
PROPOSAL: Change of use from retail (class A1) to restaurant (class A3) and extract duct at rear
DECISION: REFUSED permission for the development described in the application and submitted plans, for the reasons reported.
(See also Minute 6).

LIST NO: 3/02 **APPLICATION NO:** P/2263/06/DFU
LOCATION: 10 Willows Close, Pinner
APPLICANT: Mr John Hazell for Mr A Tack
PROPOSAL: Alterations to single storey rear extension
DECISION: REFUSED permission for the development described in the application and submitted plans, for the reason reported.

SECTION 5 – PRIOR APPROVAL APPLICATIONS

LIST NO: 5/01 **APPLICATION NO:** P/2825/06/CDT
LOCATION: Land O/S 331 Burnt Oak Broadway, Edgware, Middlesex, HA8 5AW
APPLICANT: PHA Communications Ltd
PROPOSAL: Prior Approval Determination: Erection of 8M slimline telecom pole with cabinet at ground level
DECISION: (1) RESOLVED that prior approval of details of siting and appearance be required;
(2) REFUSED prior approval of details of siting and appearance for the reasons reported, as amended on the Addendum.

LIST NO: 5/02 **APPLICATION NO:** P/2840/06/CDT
LOCATION: RAF Bentley Priory, Priory Drive, Stanmore
APPLICANT: Arqiva
PROPOSAL: Prior Approval Determination: Installation of telecommunications equipment cabinet and gas bottle enclosure
DECISION: (1) RESOLVED that prior approval of siting and appearance be required;

(2) GRANTED approval of details of siting/appearance for the development described in the application and submitted plans, as amended on the Addendum, subject to the condition reported.

[Notes: (1) The Chairman, Councillor Marilyn Ashton, having declared a prejudicial interest in this item and left the room, Councillor Joyce Nickolay, Vice-Chairman, took the Chair;

(2) at the conclusion of this item, Councillor Marilyn Ashton resumed the Chair].

(See also Minute 6).
