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**REPORT OF STRATEGIC PLANNING COMMITTEE**


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**MEETING HELD ON 8 NOVEMBER 2006**


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Chairman: \* Councillor Marilyn Ashton

Councillors: \* Don Billson \* Narinder Singh Mudhar  
 \* Mrinal Choudhury \* Joyce Nickolay  
 \* Keith Ferry \* Dinesh Solanki (3)  
 \* Thaya Idaikkadar

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

[Note: Councillor Mrs Kinnear 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 Strategic Planning 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 Strategic Planning Committee for the Municipal Year 2006/07;

(2) the membership of the new Strategic Planning 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 Manji Kara	Councillor Dinesh Solanki

**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 Strategic Planning 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 considered a briefing paper in relation to the above.

A Member expressed the view that Councillors and members of the public who worked in the daytime might find it difficult to attend meetings at 6.30pm, and proposed a later start time. The Member also requested that Member briefings for the meetings be held at a time that was convenient for all members of the Committee. In response, the Chairman referred to the very late finish times that had sometimes been experienced by the Development Control Committee, and explained that the earlier start time would enable meetings to finish no later than 11.00pm, which would benefit Councillors, officers and members of the public. The Chairman agreed that she would endeavour to take into consideration all Members' needs when organising briefings but emphasised that it was unfair to expect officers to work evenings to accommodate Member briefings. The Chairman added that the Council was facing budgetary constraints and therefore had to take into account the cost of evening briefings.

**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 Councillor, who was not a Member of the Committee, be allowed to speak on the agenda item indicated:

Councillor Mrs Kinnear                      Planning Application 1/06

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:

Planning Application 2/01 – The Vine Public House, Stanmore Hill, Stanmore  
Councillor Thaya Idaikkadar declared a prejudicial interest in the above application arising from the fact that he had been a member of a Licensing Panel which had considered a licensing application for the premises. Accordingly, he left the room and took 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.

8. **Minutes:**

**RESOLVED:** That (1) the Chair be given authority to sign the minutes of the meeting held on 5 October 2006 of the Development Control Committee (being the predecessor body to this Committee for the consideration of major matters) as a correct record once printed in the Council Bound Volume;

(2) the minutes of the meeting held on 17 October 2006 of the Development Control Committee be considered at the 23 November 2006 meeting of the Development Management Committee (being the successor body to that Committee for the consideration of minor matters).

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:**

**RESOLVED:** To note that no petitions were received at the 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:** To note that no requests for representations in respect of planning applications on the agenda had been received.

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. **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.

16. **Member Site Visits:**

**RESOLVED:** To note that there were no Member site visits to be arranged.

(Note: The meeting, having commenced at 6.30 pm, closed at 8.35 pm).

(Signed) COUNCILLOR MARILYN ASHTON  
Chairman

**SECTION 1 – MAJOR APPLICATIONS**

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<b>LIST NO:</b>	1/01	<b>APPLICATION NO:</b>	P/1225/06/CFU
<b>LOCATION:</b>	The Flying Eagle Public House, Mollison Way, Edgware		
<b>APPLICANT:</b>	DWA Architects Limited for Lukka Care Homes Limited		
<b>PROPOSAL:</b>	Outline: Redevelopment to provide part 2/part 3 storey residential care home with 53 bed spaces and 7 car parking spaces.		
<b>DECISION:</b>	(1) GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported, as amended on the Addendum.  (2) RESOLVED that that the "reserved matters" referred to in Condition 8, to include fixed seating, be submitted to the Strategic Planning Committee for approval.		

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<b>LIST NO:</b>	1/02	<b>APPLICATION NO:</b>	P/803/06/CFU
<b>LOCATION:</b>	31 Warren Lane, Stanmore		
<b>APPLICANT:</b>	Crest Nicholson (Chiltern) Ltd		
<b>PROPOSAL:</b>	Construction of conservatory extensions to 17 'A' type 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)		
<b>DECISION:</b>	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.		

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<b>LIST NO:</b>	1/03	<b>APPLICATION NO:</b>	P/2363/06/CFU
<b>LOCATION:</b>	62/64 Station Road, Harrow		
<b>APPLICANT:</b>	Michael Seston for Balbir Deol		
<b>PROPOSAL:</b>	Conversion from 4 to 11 flats with part single part two storey rear extension, loft conversion and rear dormer window (resident permit restricted)		
<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, and Condition 6 being amended to specify that landscaping is to include the front as well as the back area.		

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<b>LIST NO:</b>	1/04	<b>APPLICATION NO:</b>	P/2459/06/CFU
<b>LOCATION:</b>	The Old Coach Works, R/O 1-7 Whitefriars Drive, Harrow Weald		
<b>APPLICANT:</b>	Omar Shahzadah for Apple Four Ltd		
<b>PROPOSAL:</b>	Construction of block of 10 flats with parking and landscaping		
<b>DECISION:</b>	WITHDRAWN by the applicant.		

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<b>LIST NO:</b>	1/05	<b>APPLICATION NO:</b>	P/2414/06/CFU
<b>LOCATION:</b>	186-194 Pinner Road, Harrow		
<b>APPLICANT:</b>	Wayne Glaze: Hawkinsbrown Architects for David Samson		
<b>PROPOSAL:</b>	Construction of 14 flats and A2 unit		
<b>DECISION:</b>	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported, as amended on the Addendum.		

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**LIST NO:** 1/06                      **APPLICATION NO:** P/1995/06/CFU

**LOCATION:** Clementine Churchill Hospital, Sudbury Hill

**APPLICANT:** Nai Fuller Peiser for BMI Healthcare

**PROPOSAL:** Alterations to undercroft, change of use from car park to hospital, construction of multi-decked car park, alterations to access routes and landscaping

**DECISION:** DEFERRED to (1) await the response from the Greater London Authority; and

(2) enable officers to superimpose the building envelope onto the plans.

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**LIST NO:** 1/07                      **APPLICATION NO:** P/2654/06/CFU

**LOCATION:** 50-54 Northolt Road, South Harrow

**APPLICANT:** Hayley Ellison for Greendev (Harrow) LLP

**PROPOSAL:** Redevelopment: Part 3, part 5 storey building and 6<sup>th</sup> storey penthouse to provide 25 flats, car parking, cycle parking and associated landscaping

**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) Prior to the commencement of development, submission to and approval by the Local Planning Authority of a scheme which:

(a) provides affordable housing 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 and approved by the Local Planning Authority prior to the commencement of works on the site;

All affordable housing units shall be provided in accordance with the definition of affordable housing set out in the 2004 Harrow Unitary Development Plan.

(ii) Payment of a planning administration fee of £500 within 14 days of the execution of the agreement.

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

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**LIST NO:** 1/08                      **APPLICATION NO:** P/1827/06/CFU

**LOCATION:** 320-336 Honeypot Lane, Stanmore

**APPLICANT:** Mr A Cox for Mr & Mrs D Barry

**PROPOSAL:** Formation of five flats in roofspace, second floor extension, three storey side extension and construction of block of six flats

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

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**SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT**

**LIST NO:** 2/01                      **APPLICATION NO:** P/2149/06/CCO

**LOCATION:** The Vine Public House, Stanmore Hill, Stanmore

**APPLICANT:** Mackenzie Architects for Raw Lansan Ltd

**PROPOSAL:** Retention of air extractor unit on north west elevation

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

[Note: The above planning application was considered by the Development Control Committee at its meeting on 17 October 2006, when the Committee resolved to defer the application for a Member site visit to be held on 18 November 2006. Having been advised by officers that the application had since been amended, the Strategic Planning Committee resolved to determine the application at this meeting, without a site visit].

(See also Minute 6).

**SECTION 3 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES**

**LIST NO:** 4/01                      **APPLICATION NO:** P/CNA07

**LOCATION:** Northwick Park Golf Course, Watford Road within the Borough of Brent

**PROPOSAL:**

1. Retention of advertising (06/0667)
2. Retention of caged baseball batting court and kiosk and associated floodlighting and landscaping (06/0762)
3. Retention of hard surface and lighting to the north of the club house to create an overflow car park (06/0768)
4. Retention of adventure golf facility including external lighting and landscaping (06/0769)

**DECISION:** RESOLVED to (1) OBJECT to the developments; and

(2) endorse the letters sent to Brent Council and the Government Office for London.

**SECTION 5 – PRIOR APPROVAL APPLICATIONS**

**LIST NO:** 5/01                      **APPLICATION NO:** P/2759/06/CDT

**LOCATION:** Uxbridge Road Footway (North Side) adjacent to 11 Limesdene Close and 1 Woodhall Gate

**APPLICANT:** Mason D Telecoms

**PROPOSAL:** Telecommunications development prior approval determination of siting and appearance: 8M high mast with two antennae and ancillary equipment housing

**DECISION:** RESOLVED, subject to consultation responses, to REFUSE prior approval of details of siting and appearance for the development described in the application and submitted plans for the reason reported.