
REPORT OF DEVELOPMENT MANAGEMENT COMMITTEE

MEETING HELD ON 13 DECEMBER 2006

Chairman: * Councillor Marilyn Ashton

Councillors: * Don Billson * Manji Kara
 * Keith Ferry * Narinder Singh Mudhar
 * Graham Henson (2) * Joyce Nickolay
 * Thaya Idaikkadar

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

[Note: Councillors Jerry Miles and Paul Scott also attended this meeting to speak on the item indicated at Minute 18 below].

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES
17. 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 Graham Henson

18. 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 Application 2/01
Councillor Paul Scott	Planning Applications 2/07 and 5/02

19. Declarations of Interest:

RESOLVED: To note that there were no declarations of interests made by Members in relation to the business transacted at this meeting.

20. Arrangement of Agenda:

RESOLVED: That (1) 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 despatch. It was admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision.
15. Confirmation of Tree Protection Order No. 856 – Barrow Point Avenue	The Tree Protection Order (TPO) was due to expire on 26 December 2006, making this the last meeting at which it could be confirmed. After 26 December 2006 the trees currently covered by this TPO would have no statutory protection.

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

21. **Minutes:**
RESOLVED: That the Chairman be given authority to sign the minutes of the meeting held on 23 November 2006 as a correct record once printed in the Council Bound Volume.
22. **Public Questions, Petitions and Deputations:**
RESOLVED: To note that no public questions, petitions or deputations were received under the provisions of Committee Procedure Rules 19, 16 and 17 (Part 4B of the Constitution) respectively.
23. **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.
24. **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 and 2/06 on the list of planning applications.
25. **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.
26. **Enforcement Notices Awaiting Compliance:**
The Committee received a report of the Head of Planning which listed enforcement notices awaiting compliance.
RESOLVED: To note the report.
27. **Member Site Visits:**
RESOLVED: That a Member visit to the following site take place on Saturday 20 January 2007 at 9.30am:

2/01 – 17 Westwood Avenue, South Harrow
28. **Confirmation of Tree Protection Order No. 856 - Barrow Point Avenue:**
The Committee received a report of the Director of Planning Services in this regard.
RESOLVED: That the TPO be confirmed, notwithstanding the objection.

(Note: The meeting, having commenced at 6.30 pm, closed at 8.55 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/2629/06/DFU

LOCATION: 17 Westwood Avenue, South Harrow

APPLICANT: Advanced Management for Vela Properties Ltd

PROPOSAL: Single and two storey side and single storey rear extension; front porch; conversion to two self-contained flats

DECISION: DEFERRED for a Member site visit.

[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 for a Member site visit. Upon being put to a vote, this was carried].

(See also Minute 27).

LIST NO: 2/02 **APPLICATION NO:** P/2619/06/CFU

LOCATION: Mulberry House, Pinner Hill, Pinner

APPLICANT: Orchard Associates for Mr & Mrs Weerasekera

PROPOSAL: Timber plant room to replace existing detached outbuilding at side; hardsurfacing and provision of swimming pool at rear

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

LIST NO: 2/03 **APPLICATION NO:** P/1879/06/DFU

LOCATION: Land at Mount Park Road, near junction with Mount Park Avenue, Harrow

APPLICANT: Mrs D Hinton for Mount Park Residents' Association

PROPOSAL: Repositioning of gate across vehicle carriageway; audio/keypad entry post; equipment housing; pole mounted CCTV camera; alterations to road markings and ducting

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.

[Note: The decision to grant the application was unanimous].

LIST NO: 2/04 **APPLICATION NO:** P/3185/05/DFU

LOCATION: 192-194 Kingsill Drive, Harrow

APPLICANT: Motion Architecture for Mr Zahid Mahmood

PROPOSAL: Combining nos 192 & 194 including existing garages to provide care home with single-storey rear linking extension and external alterations

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

[Note: The decision to grant the application was unanimous].

LIST NO: 2/05 **APPLICATION NO:** P/348/06/DFU
LOCATION: 26/28 Kenilworth Avenue, Harrow
APPLICANT: Saxton Design for Auto Crash Properties Ltd
PROPOSAL: Single storey front and 2 storey side and rear extensions to both houses. Conversion from 2 houses to 4 flats, parking at front
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: 2/06 **APPLICATION NO:** P/2959/06/CFU
LOCATION: Land rear of 54 Colburn Avenue, Pinnerwood Farm, Hatch End
APPLICANT: Knapp Hicks & Partners Ltd for O² UK Ltd
PROPOSAL: Replacement of existing 15M monopole with 17.5M dual user monopole with two sets of six antennae each, one 0.6M diameter dish and three equipment cabinets within the existing O² compound
DECISION: REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the following reason:

(i) The increase in height, additional antennae, dish and equipment cabinets will amount to an excessive proliferation of telecommunication equipment and will have a detrimental impact on the residential and visual amenity of the neighbouring occupiers within the locality.

[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 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;

(4) Councillors Marilyn Ashton, Don Billson, Manji Kara, Narinder Singh Mudhar and Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application;

(5) the Head of Planning had recommended that the above application be granted].

LIST NO: 2/07 **APPLICATION NO:** P/2378/06/DFU
LOCATION: 19 Mephram Gardens, Harrow
APPLICANT: Sophie Ungerer for Warden Housing Association
PROPOSAL: Part two, part three storey block of five terraced houses, with parking
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, and the following amendments to the conditions:

Condition 5 be amended to read:
 "Notwithstanding any indication given in the approved drawings, the development hereby permitted shall not commence until it has been demonstrated that the materials to be used in the construction of external surfaces noted below have been submitted to, and approved in writing by, the Local Planning Authority, should be in keeping with those of Artillery Place:

- (a) the buildings;
- (b) the ground surfacing;
- (c) the boundary treatment.

The development shall be completed in accordance with the approved details and shall be thereafter retained.”

An additional condition be added:

“Detailed drawings of the design of the front and rear elevations to indicate alignment of windows and delineation of individual units.”

[Note: Councillor Marilyn Ashton wished to be recorded as having abstained from voting].

LIST NO:	2/08	APPLICATION NO:	P/2655/06/DFU
LOCATION:	74, 76 & 78 Chandos Crescent, Edgware		
APPLICANT:	David Kann Associates for Harrow Council People First		
PROPOSAL:	Change of use of ground floor from storage or distribution to children's centre with single-storey rear extension (Class B8 to D1)		
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:	2/09	APPLICATION NO:	P/2094/06/DFU
LOCATION:	Wilsmere House, Wilsmere Drive, Harrow Weald		
APPLICANT:	Salmon Speed Architects for Barchester Healthcare Ltd		
PROPOSAL:	Single storey extensions to east and west elevations, formation of ancillary café and external alterations		
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/1909/06/DLB
LOCATION:	Wilsmere House, Wilsmere Drive, Harrow Weald		
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:	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.		
LIST NO:	2/11	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 dwelling house, including demolition of conservatory, single storey rear extension, external alterations, use of coach house and car port for ancillary 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 proposal to create a self-contained dwelling would result in an unsatisfactory relationship in respect of the access to Mulberry Cottage, which shares a driveway to the stables and ancillary garage thereof, and would give rise to an unacceptable loss of residential amenity to the occupiers of Mulberry Cottage and the future occupiers of the stables.
 - (ii) The use of the stables as a separate dwelling with the Priory House garage as ancillary to it, together with the restricted and narrow access to the entire site from Clamp Hill, will give rise to an unacceptable situation in respect of access to the newly formed separate dwelling and ancillary garage, and the existing dwellings within the estate, to the detriment of the residential amenities of Priory House, Mulberry Cottage and the future occupiers of the stables.
 - (iii) The conversion of the stables into a separate dwelling would result in a loss of privacy to the future occupiers of the newly created dwelling in respect of overlooking from the existing garden area of Priory House and the shared driveway thereof. The absence of any indication of boundary treatment in the 'front' garden area of the stables would give rise to overlooking and an unacceptable loss of privacy to the occupiers of stables and that of the occupiers of Priory House in respect of the use of the extensive garden facing the front entrance of the stables.

[Notes: (1) 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;

(2) the Head of Planning had recommended that the above application be granted].

LIST NO:	2/12	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 dwelling house, including demolition of conservatory, single storey rear extension, internal and external alterations, use of coach house and car port for ancillary parking		
DECISION:	REFUSED Listed Building Consent for the development described in the application and submitted plans, as amended on the Addendum, for the following reason:		
	<ul style="list-style-type: none"> (i) The proposed demolition and alterations, in the absence of an acceptable proposal for the conversion of the building(s), would be premature and inappropriate development in the Green Belt and would be detrimental to the character and setting of the adjacent Listed Building, Priory House, contrary to Policies SD1, SD2, D11, D13, EP32, EP33, EP34 and EP37 of the Harrow Development Plan. 		
	<p>[Notes: (1) 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>(2) the Head of Planning had recommended that the above application be granted].</p>		

LIST NO: 2/13 **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: GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informative reported.

LIST NO: 2/14 **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: GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported.

[Note: The decision to grant the application was unanimous].

SECTION 5 – PRIOR APPROVAL APPLICATIONS

LIST NO: 5/01 **APPLICATION NO:** P/3070/06/CDT
LOCATION: Land adj to east side of access to Belmont Health Centre, Kenton Lane
APPLICANT: Mason D Telecoms for Orange Ltd
PROPOSAL: Prior Approval Determination: Erection of 11.5M telecom pole with two cabinets 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 reason reported.

LIST NO: 5/02 **APPLICATION NO:** P/3108/06/CDT
LOCATION: Land outside Leefe Robinson public house, Uxbridge Road, Stanmore
APPLICANT: Waldon Telecom Ltd
PROPOSAL: Prior Approval Determination: 15m high replacement column with antennae and one ground based equipment cabinet
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 following reason:

(i) The increase in height of two and a half metres in association with the two existing 15 metre masts in the vicinity would give rise to a greater loss of visual amenity and would appear to be more visually obtrusive than the existing mast and would be detrimental to the visual and residential amenity in the locality and the future occupiers of the flatted development and health centre at 74 Uxbridge Road.

[Notes: (1) The decision to refuse the application was unanimous;
(2) the Head of Planning had recommended that the above application be granted].

LIST NO:	5/03	APPLICATION NO:	P/3043/06/CDT
LOCATION:	Land at junction Uxbridge Road and St Thomas Drive, Harrow		
APPLICANT:	Mason D Telecoms		
PROPOSAL:	Prior Approval Determination: 10M lampost microcell column on footpath and equipment cabinets on green verge, new vehicular access and hardsurfaced area		
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 reason reported.		
