
REPORT OF DEVELOPMENT MANAGEMENT COMMITTEE

MEETING HELD ON 25 JANUARY 2007

Chairman: * Councillor Marilyn Ashton

Councillors: * Don Billson * Manji Kara
 * Mrinal Choudhury * Narinder Singh Mudhar
 * Keith Ferry * Joyce Nickolay
 * Thaya Idaikkadar

* Denotes Member present

[Note: Councillors Jerry Miles, Paul Osborn, Paul Scott and Bill Stephenson also attended this meeting to speak on the items indicated at Minute 30 below].

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES
29. Attendance by Reserve Members:

RESOLVED: To note that there were no Reserve Members in attendance at this meeting.

30. 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 2/04
Councillor Paul Osborn	Planning Application 2/18
Councillor Paul Scott	Planning Application 5/01
Councillor Bill Stephenson	Planning Application 2/06

31. 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 2/19 – St Joseph’s Catholic Primary School, Dobbin Close, Harrow
 Councillor Keith Ferry declared a personal interest in the above application arising from the fact that he was a Local Authority appointed governor of the school. Accordingly, he would remain in the room and take part in the discussion and decision-making on the item.
- (ii) Agenda item 14 – Peterborough and St Margaret’s School, Common Road, Stanmore
 Councillor Marilyn Ashton declared a prejudicial interest in the above application arising from the fact that she lived in a road which abutted the school site. Accordingly, she would leave the room and take no part in the discussion or decision-making on the item.

32. 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.

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| 19. | 4 Latimer Gardens,
Pinner | Member were requested to consider this item, as a matter of urgency, to avoid unnecessary appeal proceedings which could lead to costs being awarded against the Council. |
| 20. | Raw Lasan, 154
Stanmore Hill,
Stanmore | This report was added at the request of a Nominated Member, to provide the Committee with an update on enforcement issues in relation to the site. |

(2) all items be considered with the press and public present with the exception of the following item for the reason given below:

<u>Agenda item</u>	<u>Special Circumstances/Grounds for Urgency</u>
18. Burlington Park	This item was considered to contain exempt information as defined in Paragraph 5 of Part I of Schedule 12A to the Local Government Act 1972 (as amended) in that it contained information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

33. **Minutes:**

RESOLVED: That the Chairman be given authority to sign the minutes of the meeting held on 13 December 2006 as a correct record once printed in the Council Bound Volume.

34. **Public Questions:**

RESOLVED: To note that no public questions were put at the meeting under the provisions of Committee Procedure Rule 19 (Part 4B of the Constitution).

35. **Petitions:**

RESOLVED: To note that no public questions were put at the meeting under the provisions of Committee Procedure Rule 16 (Part 4B of the Constitution).

36. **Deputations:**

Having been advised that a late request for a deputation had been formally submitted in accordance with Committee Procedure Rule 17.2 (Part 4B of the Constitution), the Committee

RESOLVED: That, in accordance with Committee Procedure Rule 17.3 (Part 4B of the Constitution), the requirement that deputations be submitted at least two clear working days before the day of the meeting be waived on this occasion, to enable a deputation to be received from Mr David Gottler in relation to agenda item 20 – Raw Lasan, 154 Stanmore Hill, Stanmore.

37. **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.

38. **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 item 2/12 on the list of planning applications.

[Note: Subsequently, item 2/12 was deferred for a Member site visit, and the representation was not received].

39. **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.

40. **Section 247 of the Town and Country Planning Act 1990 Stopping Up of the Highway – Rayners Lane Estate, Scott Crescent:**

The Committee received a report of the Interim Head of Public Realm Infrastructure in this regard.

RESOLVED: That officers be authorised to proceed with the making of the order without further reference to the Development Management Committee as there had been no objections to the proposed order.

41. **Section 247 of the Town and Country Planning Act 1990 Stopping Up of the Highway – Honeybun Community Centre, 1 Andrews Close:**

The Committee received a report of the Interim Head of Public Realm Infrastructure in this regard.

RESOLVED: That (1) officers be authorised to commence the necessary process to stop up the area of highway shown on the plan at Appendix 1 to the report of the Interim Head of Public Infrastructure, in accordance with Sections 247 and 252 of the Town and Country Planning Act 1990 as amended by the Greater London Authority Act 1999;

(2) in the event that objections are made and not withdrawn within the 28 days of publication of the proposed order, the objections be referred to the Mayor of London for determination as to whether or not a public enquiry should be held in accordance with Section 252 of the Act;

(3) if there are no objections to the proposed order, or the Mayor of London decides that a public enquiry is unnecessary, officers be authorised to proceed with the making of the order without further reference to the Portfolio Holder.

42. **Peterborough and St. Margaret's School, Common Road, Stanmore:**

The Committee received a report of the Head of Planning, which included, as an appendix, a Travel Plan which was required by S106 legal agreement to accompany the future grant of planning permission in relation to application P/1049/06/CFU for a single storey nursery unit.

Noting that the report advised that a complete review of the Travel Plan would be undertaken every three years, with an annual monitoring report submitted to the Council's Highways Department, an amendment to the officer recommendation was proposed and it was

RESOLVED: That (1) the Travel Plan be approved;

(2) the period for completion of the Section 106 Agreement be extended by two months from 25 January 2007;

(3) the head of term of the Section 106 Agreement be amended as follows: "The developer shall implement the provisions of the Travel Plan in the manner and at the times provided for therein";

(4) a variation of the original Section 52 Agreement not be necessary;

(5) Members of the Committee be provided with copies of the annual monitoring report.

[Note: The Chairman, Councillor Marilyn Ashton, having declared a prejudicial interest in this item and left the room, the Vice-Chairman, Councillor Joyce Nickolay, took the chair. Upon conclusion of the item, Councillor Marilyn Ashton resumed the chair].

(See also Minute 31).

43. **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.

44. **Member Site Visits:**

RESOLVED: That Member visits to the following sites take place on Saturday 3 February 2007 from 9.30am:

2/05 – 70 Elm Park, Stanmore

2/10 – Units 4/5 Ballards Mews, High Street, Edgware

2/12 – 125 Kingshill Drive, Kenton

2/16 – 46 Gordon Avenue, Stanmore

45. **Burlington Park:**

The Committee received a confidential report of the Director of Legal Services in this regard.

During the discussion on the report some Members of the Committee indicated that they required further information to assist them in determining the matter and it was

RESOLVED: That officers be requested to submit a further report to the Committee providing more information, and site plans, in relation to the current situation and proposed options, including the alternative parking referred to in paragraph 12 of the report of the Director of Legal Services.

46. **4 Latimer Gardens, Pinner:**

The Committee received a report of the Group Manager (Planning and Development) in this regard.

RESOLVED: That the Council exercise its rights under Section 173A of the Town and Country Planning Act 1990 (as amended) to withdraw an enforcement notice issued by the Council on 19 December 2006 in relation to the installation of replacement uPVC windows to the front (northern) elevation of the dwellinghouse at 4 Latimer Gardens, Pinner.

47. **Raw Lasan, 154 Stanmore Hill, Stanmore:**

The Committee received a report of the Group Manager (Planning and Development) which outlined a number of enforcement matters currently being investigated by the Council in respect of the above.

The Committee also received a deputation from Mr David Gottler, on behalf of a number of residents in the vicinity. Mr Gottler stated that neighbouring properties had experienced unacceptable levels of cooking smells emanating from the premises, which traded as a restaurant. Mr Gottler also expressed concerns in relation to a proposed expansion of the restaurant, and the associated parking problems on neighbouring roads that would result from an increase in customers visiting the premises.

RESOLVED: That the report and deputation be noted.

(Note: The meeting, having commenced at 6.30 pm, closed at 9.48 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO:	2/01	APPLICATION NO:	P/2941/06/CFU
LOCATION:	Mulberry House, Pinner Hill, Pinner		
APPLICANT:	Mr & Mrs R Weerasekera		
PROPOSAL:	1.6 metre high timber gates & piers to Pinner Hill frontage; closure of vehicular access from Hillside Road		
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:	2/02	APPLICATION NO:	P/2788/06/DFU
LOCATION:	St Dominic's 6 th Form College, Mount Park Avenue, Harrow On The Hill, Harrow		
APPLICANT:	Kenneth W Reed & Associates for St Dominic's Sixth Form College		
PROPOSAL:	Single storey extension to refectory; hardsurfacing		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported. [Note: Councillor Don Billson wished to be recorded as having voted against the decision to grant the application].		
LIST NO:	2/03	APPLICATION NO:	P/2988/06/DFU
LOCATION:	St. Dominics 6th Form College, Mount Park Avenue, Harrow		
APPLICANT:	Kenneth W Reed & Associates for St Dominic's Sixth Form College		
PROPOSAL:	Canopy over existing paved area to south side of St. Dominic's Chapel		
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:	2/04	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:	REFUSED permission 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) In order to accommodate bin storage on the forecourt and adequate landscaping in accordance with HUDP policy D9, there is provision for only one parking space. This will give rise to overspill parking onto an already overcrowded and narrow road, with limited off-street parking, in which there is an existing problem with cars parked on both sides to the detriment of the free-flow and safety of traffic along the public highway. <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) Councillors Marilyn Ashton, Don Billson, Mrinal Choudhury, Thaya Idaikkadar, Manji Kara, Narinder Singh Mudhar and Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application;</p>		

(3) Councillor Keith Ferry wished to be recorded as having abstained from voting;

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

LIST NO:	2/05	APPLICATION NO:	P/3075/06/DFU
LOCATION:	70 Elm Park, Stanmore		
APPLICANT:	Mr M Patel & Miss T Aliehai for Mr M Patel & Miss T Aliehai		
PROPOSAL:	Single storey side extension, single/first floor/two storey side to rear extension, two storey rear extension		
DECISION:	DEFERRED for a Member site visit. (See also Minute 44).		

LIST NO:	2/06	APPLICATION NO:	P/2376/06/DFU
LOCATION:	33 Moat Drive, Harrow		
APPLICANT:	The Gillett Macleod Partnership for Bharvia Tailor		
PROPOSAL:	Conversion of dwelling house to two flats together with single storey side to rear extension		
DECISION:	REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the following reason: (i) Parking is insufficient for two flats and therefore the development would give rise to conditions prejudicial to highway safety and the freeflow of traffic in Moat Drive. [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 decision to refuse the application was unanimous; (3) the Head of Planning had recommended that the above application be granted].		

LIST NO:	2/07	APPLICATION NO:	P/2482/06/DFU
LOCATION:	6 Toorack Road, Harrow		
APPLICANT:	G M Simister For Dr E Bayar		
PROPOSAL:	Conversion of dwellinghouse into two self-contained units (a flat and a maisonette); alterations to roof to form end gable and rear dormer		
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:	2/08	APPLICATION NO:	P/2523/06/CFU
LOCATION:	9 Park View Road, Pinner Hill		
APPLICANT:	Simpson McHugh for Mr & Mrs Das		
PROPOSAL:	Part single and part two storey replacement house with basement and accommodation at loft level, alterations to access and parking		

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/2524/06/CCA

LOCATION: 9 Park View Road, Pinner Hill

APPLICANT: Simpson McHugh for Mr & Mrs Das

PROPOSAL: Demolition of existing house (conservation area consent)

DECISION: GRANTED Conservation Area Consent for the works 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/2563/06/DFU

LOCATION: Units 4/5 Ballards Mews, High Street, Edgware

APPLICANT: Mr Mohsen Attaran-Khorasani

PROPOSAL: Change of use from car repair workshop to MOT testing station (Class B4 to sui generis)

DECISION: DEFERRED for a Member site visit.

(See also Minute 44).

LIST NO: 2/11 **APPLICATION NO:** P/2868/06/CFU

LOCATION: Whitefriars First & Middle School, Whitefriars Avenue, Harrow

APPLICANT: Mr Tom Frowde for Mr Allen Gibbons

PROPOSAL: Alteration and extension of school buildings and formation of childrens centre and external free standing canopy to playground (revised)

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

LIST NO: 2/12 **APPLICATION NO:** P/3053/06/DFU

LOCATION: 125 Kingshill Drive, Kenton

APPLICANT: Mr A Modhwadia for Mr Prakash Shah

PROPOSAL: 2 storey side, single storey front, side and rear extensions linking into rear garage

DECISION: DEFERRED for a Member site visit.

(See also Minute 44).

LIST NO: 2/13 **APPLICATION NO:** P/2819/06/CFU

LOCATION: Plot 89 Bentley Grove, 1 Brightwen Grove, Stanmore

APPLICANT: Mr K D'Austin for Mrs Moss

PROPOSAL: Single storey rear extension; conversion of rear part of garage to habitable room with external alterations

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

LIST NO: 2/14 **APPLICATION NO:** P/3174/06/DFU
LOCATION: 11 Temple Mead Close, Stanmore
APPLICANT: David R Yeaman & Associates for Mr D Bajaria BTC Ltd
PROPOSAL: Redevelopment to provide one x detached bungalow and one x 2 storey detached house, 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.

LIST NO: 2/15 **APPLICATION NO:** P/3125/06/CFU
LOCATION: 63 Dennis Lane, Stanmore
APPLICANT: S Sharif for Mr & Mrs B Sehgal
PROPOSAL: Formation of basement beneath rear terrace to provide office and recording studio with single storey conservatory over
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: 2/16 **APPLICATION NO:** P/1597/06/CFU
LOCATION: 46 Gordon Avenue, Stanmore
APPLICANT: AJ Ferryman & Associates for Mr & Mrs C Orman
PROPOSAL: Single and two storey rear extension
DECISION: DEFERRED for a Member site visit.
(See also Minute 44).

LIST NO: 2/17 **APPLICATION NO:** P/3198/06/CFU
LOCATION: Limes Lodge House, Wood Lane, Stanmore
APPLICANT: K Thorne For MR & MRS C Orman
PROPOSAL: Swimming pool in garden with adjacent hardsurfacing
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: 2/18 **APPLICATION NO:** P/1082/06/COU
LOCATION: 11 Wakehams Hill, Pinner
APPLICANT: Sanders Laing for Mr Santokh Singh Sahota
PROPOSAL: Outline: Demolition of existing house and outbuildings, siting and means of access for three detached houses with double garages and six car parking spaces
DECISION: REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the following reason:

(i) The proposal will give rise to an unacceptable loss of trees, some of which are covered by tree preservation orders, and will be contrary to HUDP policies EP 28 paragraph 3.106 and EP 29, which states that the Council should resist applications for development which would impair the integrity of part of any tree mass or spine.

- (ii) The proposed development, sited on the hilltop on the edge of the Green Belt boundary, would result in an unacceptable visual impact to the detriment of the character and openness of the Green Belt, especially from views within Pinner Park Farm below.

[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) 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;

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

LIST NO:	2/19	APPLICATION NO:	P/2326/06/CFU
LOCATION:	St Josephs Catholic Primary School, Dobbin Close, Harrow		
APPLICANT:	Johnson and Partners for Mr Phil Sutton		
PROPOSAL:	Erection of new part single, part two storey school building together with additional gate/ access from Kenton Lane		
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.		
	(See also Minute 31).		

LIST NO:	2/20	APPLICATION NO:	P/2952/06/CFU
LOCATION:	160 Stanmore Hill, Stanmore		
APPLICANT:	D Silverman for Mr & Mrs Byrne		
PROPOSAL:	Single storey side to rear extension		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.		

LIST NO:	3/01	APPLICATION NO:	P/2812/06/DVA
LOCATION:	Silver Trumpet, 41 - 43 Station Road, Harrow		
APPLICANT:	Mr Bobby Shah		
PROPOSAL:	Variation of Condition 6 of LBH/41623 to extend opening hours of basement bar/night club		
DECISION:	REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the reason and informative reported.		

LIST NO:	3/02	APPLICATION NO:	P/3437/06/CFU
LOCATION:	Clinic, Cecil Park, Pinner		
APPLICANT:	Dennis Granston For Manorgrove Developments Ltd		
PROPOSAL:	Redevelopment to provide three storey detached block of nine self-contained flats; new vehicular accesses and parking from Cecil Park		
DECISION:	WITHDRAWN by the applicant.		

LIST NO: 3/03 **APPLICATION NO:** P/2356/06/DVA
LOCATION: 337 High Road, Harrow
APPLICANT: Jonathan O'Neill for Mark Skinner
PROPOSAL: Variation of Condition Number 4 attached to Planning Application EAST/553/00/FUL (Appeal Ref: App/2768) to extend opening hours to 1100hrs to 2300hrs Sunday - Wednesday 1100hrs to 2400hrs on Thursday and 1100hrs to 0100hrs on Friday and Saturdays
DECISION: REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the reason and informative reported.

SECTION 5 – PRIOR APPROVAL APPLICATIONS

LIST NO: 5/01 **APPLICATION NO:** P/3516/06/CDT
LOCATION: Land next to 374 High Road, Harrow Weald
APPLICANT: PHA Communications Ltd
PROPOSAL: Installation of 12m slim line pole containing three antennas, together with four equipment cabinets (prior approval for siting and appearance)
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.

[Note: The Committee wished it to be recorded that the decision to refuse the application was unanimous].

LIST NO: 5/02 **APPLICATION NO:** P/3538/06/CDT
LOCATION: 429-433 Pinner Road, North Harrow
APPLICANT: Harlequin Ltd
PROPOSAL: Installation of three replacement cabinets mounted on concrete plinth at ground level, 6 pole mounted replacement antennas, a replacement dish and an additional dish over the roof of plant room (prior approval for siting and appearance)
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.

[Note: The Committee wished it to be recorded that the decision to refuse the application was unanimous].
