
REPORT OF DEVELOPMENT MANAGEMENT COMMITTEE

MEETING HELD ON 29 MARCH 2007

Chairman: * Councillor Marilyn Ashton

Councillors: * Don Billson * Manji Kara
 * Mrinal Choudhury * Narinder Singh Mudhar
 * David Gawn (1) * Joyce Nickolay
 * Thaya Idaikkadar

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

[Note: Councillors Robert Benson, Paul Scott and Bill Stephenson also attended this meeting to speak on the items indicated at Minute 68 below].

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES
67. 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 Keith Ferry	Councillor David Gawn

68. 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 Robert Benson	Planning Applications 2/04, 2/05, 2/08, 2/10 and 2/14
Councillor Paul Scott	Planning Applications 2/04, 2/05, 2/08, 2/10 and 2/14
Councillor Bill Stephenson	Planning Application 2/07

69. 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 2/01 – 69 Brampton Grove, Harrow
 Councillors Marilyn Ashton declared that all Conservative Members of the Committee had a prejudicial interest in the above application. Accordingly, they would leave the room and take no part in the discussion or decision-making on the item.
- (ii) Planning application 2/06 – 3 Hodgkins Mews, Stanmore
 Councillor Marilyn Ashton declared a personal interest in the above application arising from the fact that her son and daughter-in-law lived in Hodgkins Mews but not close to the premises. Accordingly, she would remain in the room and take part in the discussion and decision-making on the item.
- (iii) Planning application 2/10 – Grims Dyke Hotel, Old Redding, Harrow Weald
 During the discussion on the above application, Councillor Marilyn Ashton declared a personal interest in the above application arising from the fact that her son had married at the premises in August 2006. Accordingly, she would remain in the room and take part in the discussion and decision-making on the item.

70. **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.

71. **Minutes:**

RESOLVED: That the Chairman be given authority to sign the minutes of the meeting held on 28 February 2007 as a correct record once printed in the Council Bound Volume.

72. **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).

73. **Petitions:**

RESOLVED: To note receipt of the following petition, which related to planning application 2/07:

- (i) Petition calling for Harrow Council to refuse planning permission for 37 Oxford Road
Jane Perry presented the above petition, which had been signed by 340 people.

74. **Deputations:**

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

75. **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 2/05, 2/06, 2/07 and 2/08 on the list of planning applications.

76. **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.

77. **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.

78. **Member Site Visits:**

RESOLVED: That Member visits to the following sites would take place on Saturday 14 April 2007 from 9.30 am:

- 2/05 - Land R/O 28 Bellfield Avenue, Harrow
- 3/01 and 3/02 - John Lyon School, Middle Road, Harrow
- 33/34 Pinner Park Gardens & Land R/O 323/325 Harrow View

79. **Any Other Urgent Business:**(i) **Permitted Development Legislation**

The Chairman reported that, in accordance with the Committee's decision at the meeting held on 28 February 2007, she had written to Ruth Kelly, Secretary of State for Communities and Local Government and Minister for Women, requesting consideration be given to permitted development legislation. The letter had also been sent to Gareth Thomas MP and Tony McNulty MP.

RESOLVED: That the above be noted.

(ii) **Meeting Dates**

The Chairman reported that changes had been proposed to the schedule of Development Management Committee (DMC) and Strategic Planning Committee (SPC) meetings. A document showing the proposed changes was tabled and it was

RESOLVED: (1) To note that the SPC meeting scheduled for 9 January 2008 had been moved to 16 January 2008;

(2) that the DMC meeting scheduled for 19 September 2007 be cancelled;

(3) that the changes detailed below be agreed:

The meeting scheduled for

- Wednesday 2 May 2007 become DMC (currently SPC)
- Wednesday 16 May 2007 become SPC (currently DMC)
- Wednesday 6 June 2007 become DMC (currently SPC)
- Wednesday 27 June 2007 become SPC (currently DMC)
- Tuesday 17 July 2007 become DMC (currently SPC)
- Wednesday 25 July 2007 become SPC (currently DMC)
- Thursday 6 September 2007 become DMC (currently SPC)
- Monday 10 October 2007 become SPC (currently DMC)
- Thursday 1 May 2008 become DMC (currently SPC)
- Wednesday 14 May 2008 become SPC (currently DMC).

(Note: The meeting, having commenced at 6.31 pm, closed at 9.25 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/3563/06/DCO

LOCATION: 69 Brampton Grove, Harrow

APPLICANT: Mr V Mithani

PROPOSAL: Retention of front porch

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

[Notes: (1) The Chairman, Councillor Marilyn Ashton, and the Vice-Chairman, Councillor Joyce Nickolay, having declared a prejudicial interest in this item and left the room, Councillor Thaya Idaikkadar was duly elected Chairman for this item;

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

(See also Minute 69).

LIST NO: 2/02 **APPLICATION NO:** P/3598/06/CFU

LOCATION: Winter Garden, 130 Wood Lane, Stanmore

APPLICANT: Preston Bennett Planning for Mr M Hollis

PROPOSAL: First floor side extension

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/0233/07/CFU

LOCATION: 2 Fauna Close, Stanmore

APPLICANT: Mr and Mrs Clive Burnett

PROPOSAL: Demolition of existing conservatory; single story rear extension

DECISION: REFUSED permission for the development described in the application and submitted plans, for the following reason:

(i) The replacement of a conservatory with a larger brick built structure would not respect the openness and character of the Green Belt contrary to HUDP Policy EP34.

[Notes: (1) During discussion on the above item, it was moved and seconded that the application be refused. Upon being put to the vote, this was carried;

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

LIST NO: 2/04 **APPLICATION NO:** P/2827/06/COU

LOCATION: 16 Bellfield Avenue, Harrow Weald

APPLICANT: Geoffrey T Dunnell for Mrs Nita Miller Clark

PROPOSAL: Outline: Layout and access for two storey detached house

DECISION: REFUSED permission for the development described in the application and submitted plans, for the following reason:

(i) The proposal does not preserve the character and appearance of the West Drive and Bellfield Avenue Conservation Area and would

not respect the spaces between the buildings.

[Notes: (1) During discussion on the above item, it was moved and seconded that the application be refused. Upon being put to the vote, this was carried;

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

LIST NO: 2/05 **APPLICATION NO:** P/3446/06/DFU
LOCATION: Land R/O 28 Bellfield Avenue, Harrow
APPLICANT: James Ross Architects for Mrs A M Lewis
PROPOSAL: Two storey detached dwellinghouse, parking and access via Templars Drive
DECISION: DEFERRED for a Member site visit
(See also Minute 78).

LIST NO: 2/06 **APPLICATION NO:** P/0043/07/DFU
LOCATION: 3 Hodgkins Mews, Stanmore
APPLICANT: Arthur J Hedges – Planning for Dr N Ali
PROPOSAL: Single storey rear extension
DECISION: REFUSED permission for the development described in the application and submitted plans, for the following reason:

(i) The proposal would not respect the design, balance and attractiveness to the back of the detached dwellings along this part of the road and will appear to be incongruous and visually obtrusive when viewed from Lady Aylesford Avenue and will give rise to a loss of visual amenity to the detriment of the character of the area.

[Notes: (1) Prior to discussing the above application, the Committee received representation from an objector, and the applicant, which were noted;

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

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

(See also Minute 69).

LIST NO: 2/07 **APPLICATION NO:** P/3639/06/DFU
LOCATION: 37 Oxford Road, Harrow
APPLICANT: Benjamin Associates Ltd for Mr I Dhanji
PROPOSAL: Conversion of single dwelling house to two flats together with single storey rear extension
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 provides for no parking, which will give rise to an unacceptable increase in the pressure for parking spaces on the highway to the detriment of the amenities within the locality and the free flow and safety of traffic on the highway.

(ii) The forecourt does not offer enough space to satisfactorily accommodate six wheelie bins together with an acceptable level of landscaping in accordance with HUDP policy D9, which will give rise to a loss of residential amenity to the future occupiers and will be

detrimental to the appearance of the property in the street scene.

- (iii) There is no access to amenity space from first floor flat, which will be to the detriment of the residential amenities of the future occupiers.

[Notes: (1) Prior to discussing the above application, the Committee received representations from two objectors, and the applicant, which were noted;

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

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

(See also Minute 73).

LIST NO:	2/08	APPLICATION NO:	P/3560/06/CFU
LOCATION:	112 Uxbridge Road, Harrow Weald		
APPLICANT:	Gillett Macleod Partnership Ltd		
PROPOSAL:	Redevelopment to provide detached two storey house with rooms in roof space		
DECISION:	<p>GRANTED permission for the development described in the applicant and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported, and with the following additional condition:</p> <p>9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs, which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local planning authority agrees any variation in writing.</p> <p>[Note: Prior to discussing the above application, the Committee received representation from an objector, and the applicant's representative, which were noted].</p>		

LIST NO:	2/09	APPLICATION NO:	P/0029/07/CFU
LOCATION:	Park High School, Thistlecroft Gardens, Stanmore		
APPLICANT:	Tony Welsh Associates for Park High School		
PROPOSAL:	Two single storey teaching units for temporary two year period		
DECISION:	<p>(1) GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported;</p> <p>(2) RESOLVED that the Education Consultative Forum be made aware that a petition received in relation to the application expressed concerns about pupil behaviour, which the Forum might wish to raise with the school's governing body.</p>		

LIST NO:	2/10	APPLICATION NO:	P/3521/06/CFU/JW
LOCATION:	Grimsdyke Hotel, Old Redding, Harrow Weald		
APPLICANT:	Marsh Grochowski LLP for Paul Follows, Skerrits of Nottingham		
PROPOSAL:	New arbour in existing sunken rose garden		

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 69).

LIST NO: 2/11 **APPLICATION NO:** P/3279/06/CCO

LOCATION: Grove Farm, 3 Warren Lane, Stanmore

APPLICANT: Shire Consulting for Mr K Clifford

PROPOSAL: Continued use as riding school and livery stable, retention of external alterations to main barn

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: 2/12 **APPLICATION NO:** P/3591/06/CFU

LOCATION: Whitmore High School, 8 Porlock Avenue, Harrow

APPLICANT: Tony Welch Associates for Whitmore High School

PROPOSAL: Three single storey temporary buildings to provide 5 additional classrooms

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/3461/06/DFU

LOCATION: The Power House, 87 West Street, Harrow

APPLICANT: Orchard Associates for Sydney Newton plc

PROPOSAL: Second floor extension to form additional office suite (revised)

DECISION: REFUSED permission for the development described in the application and submitted plans, for the following reason:

- (i) The proposal would not preserve or enhance the character or appearance of the Harrow on the Hill Village Conservation Area and Area of Special Character and would appear to be incongruous, visually obtrusive and at odds with its surroundings when viewed from the locality by reason of the design, materials and scale.

[Notes: (1) During discussion on the above item, it was moved and seconded that the application be refused. Upon being put to the vote, this was carried;

(2) Councillors Mrinal Choudhury, Keith Ferry and Graham Henson wished to be recorded as having voted against the decision to refuse the application;

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

LIST NO: 2/14 **APPLICATION NO:** P/2839/06/CFU

LOCATION: Stamford Cottage, Stamford Close, Harrow

APPLICANT: Vision Mill Architects for Tayross Homes Ltd

PROPOSAL: Two storey detached dwellinghouse with detached single garage; new vehicular access

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: 2/15 **APPLICATION NO:** P/0504/07/DDP

LOCATION: 19 Mephram Gardens, Harrow

APPLICANT: Space Craft Architects for Warden Housing Association

PROPOSAL: Approval of details pursuant to conditions numbers 3 (soft and hard landscaping works) and 8 (modifications to front and rear elevations) attached to planning permission ref P/2378/06/DFU dated 15/12/2006 for 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 informative reported.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/0415/07/CFU/DC3

LOCATION: John Lyon School, Middle Road, Harrow

APPLICANT: Kenneth W Reed & Associates for John Lyon School

PROPOSAL: Demolition of single storey building and elements of music school, construction of single and two storey extensions to form dining hall

DECISION: DEFERRED for a Member site visit
(See also Minute 78)

LIST NO: 3/02 **APPLICATION NO:** P/0417/07/CCA

LOCATION: John Lyon School, Middle Road, Harrow

APPLICANT: Kenneth Reed & Associates for John Lyon School, Middle Road, Harrow

PROPOSAL: Demolition of single storey building and elements of music school

DECISION: DEFERRED for a Member site visit
(See also Minute 78)
