
REPORT OF STRATEGIC PLANNING COMMITTEE

MEETING HELD ON 7 FEBRUARY 2007

Chairman: * Councillor Marilyn Ashton

Councillors: * Don Billson * Julia Merison (4)
 * Keith Ferry * Narinder Singh Mudhar
 * David Gawn (1) * Joyce Nickolay
 * Thaya Idaikkadar

* Denotes Member present
 (1) and (4) Denote category of Reserve Members

[Note: Councillor John Cowan also attended this meeting to speak on the item indicated at Minute 44 below].

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

RESOLVED: To note the attendance at this meeting of the following duly appointed Reserve Members:-

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor Mrinal Choudhury	Councillor David Gawn
Councillor Manji Kara	Councillor Julia Merison

44. 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 John Cowan Planning Application 1/01

45. 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 1/01 – 287, 289, 291, 293 Whitchurch Lane, Edgware
 Councillor Marilyn Ashton declared a personal interest in the above item, arising from the fact that the member of the public who had requested to make a representation in relation to the item, Mr Abe Hayeem, was an Adviser to the Town Centre and Major Projects Panel, of which Councillor Marilyn Ashton was Chairman. Accordingly, she would remain in the room and take part in the discussion and decision-making on the item.

Councillors Janet Cowan and John Cowan, who were not members of the Committee, declared a personal interest in the above item arising from the fact that they were members of the Canons Park Residents' Association (CAPRA).

- (ii) Planning application 5/01 – Texaco Wealdstone Service Station, 16-22 Station Road, Harrow
 Councillor Marilyn Ashton declared a personal interest in the above item arising from the fact that she sat as a Magistrate in the Magistrates Court which was located nearby. Accordingly, she would remain in the room and take part in the discussion and decision-making on the item.

46. **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.
11. Planning Applications Received: Item 1/01 – 287, 289, 291, 293 Whitchurch Lane, Edware	This report was unavailable at the time the agenda was printed and circulated. Members were asked to consider the item, as a matter of urgency.

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

47. **Minutes:**

RESOLVED: That the Chairman be given authority to sign the minutes of the meeting held on 10 January 2007 as a correct record once they have been printed in the Council Bound Minute Volume.

48. **Public Questions:**

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

49. **Petitions:**

RESOLVED: To receive and note the following petition, which related to Planning Application 1/01:

- (i) Petition opposing the proposed redevelopment of 287-293 Whitchurch Lane
Councillor John Cowan presented the above petition, which had been signed by 556 people.

50. **Deputations:**

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

51. **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.

52. **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 1/01 on the list of planning applications.

53. **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.

54. **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: That the report be noted.

55.

Member Site Visits:

The Chairman having reported that applications in relation to the following sites were expected to come to the next meeting of the Committee, it was

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

- Prince Edward Playing Fields
- Peterborough Cottage, Garlands Lane, Harrow on the Hill

(Note: The meeting, having commenced at 6.30 pm, closed at 7.32 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

SECTION 1 – MAJOR APPLICATIONS

LIST NO:	1/01	APPLICATION NO:	P/3309/06/COU
LOCATION:	287, 289, 291, 293 Whitchurch Lane, Edgware, HA8 6RA		
APPLICANT:	David Kann Associates for City & Metropolitan Developments Limited		
PROPOSAL:	Redevelopment to provide two storey block (with rooms in the roof) of 14 flats with parking and basement fitness/spa centre (outline)		
DECISION:	REFUSED permission for the development described in the application and submitted plans, for the following reasons:		
	(i) The proposed development, by reason of its excessive size, scale and bulk, would be visually obtrusive and out of character with neighbouring properties, which would comprise mainly pairs of semi-detached houses in single family occupation, and would not respect the scale and massing of those properties, to the detriment of the visual amenities of the neighbouring residents and character of the area, contrary to policies D4 and D5 of the HUDP.		
	(ii) The proposed access road and rear parking area, by reason of excessive size and unsatisfactory siting in relation to neighbouring residential properties, together with the associated disturbance and general activity, would be unduly obtrusive and detrimental to the visual and residential amenities of the occupiers of those properties and character of the area.		

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

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

(4) Councillors David Gawn, Keith Ferry and Thaya Idaikkadar wished to be recorded as having abstained from voting;

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

(See also Minutes 45 and 49).

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO:	3/01	APPLICATION NO:	P/3169/06/CFU
LOCATION:	Peterborough Cottage, Garlands Lane, Harrow on the Hill		
APPLICANT:	Kenneth W Reed and Associates for The Keepers and Governors of Harrow School		
PROPOSAL:	Redevelopment of Peterborough Cottage to provide new school boarding house		
DECISION:	WITHDRAWN by the applicant.		

LIST NO:	3/02	APPLICATION NO:	P/3170/06/CCA
LOCATION:	Peterborough Cottage, Garlands Lane, Harrow on the Hill		
APPLICANT:	Kenneth W Reed and Associates for The Keepers and Governors of Harrow School		

PROPOSAL: Conservation Area Consent: Redevelopment of Peterborough Cottage and outbuildings

DECISION: WITHDRAWN by the applicant.

LIST NO: 3/03 **APPLICATION NO:** P/2732/06/CFU

LOCATION: Royal National Orthopaedic Hospital, Brockley Hill, Stanmore, HA7 4LP

APPLICANT: RNOH Trust for PKL Healthcare

PROPOSAL: Temporary single storey rear IT building

DECISION: (1) REFUSED permission for the development described in the application and submitted plans for the reasons reported;

(2) RESOLVED that, should the applicant wish to submit a further application, officers be urged to continue negotiations with the applicant to assist in identifying a suitable site for the temporary building.

LIST NO: 3/04 **APPLICATION NO:** P/3381/06/CFU

LOCATION: The Old Coachworks, R/O 1-7 Whitefriars Drive, Harrow Weald, HA3 5HJ

APPLICANT: Knight Frank LLP for Stablewood Ltd

PROPOSAL: Three storey block of 10 flats with associated parking and landscaping

DECISION: WITHDRAWN by the applicant.

SECTION 5 – PRIOR APPROVAL APPLICATIONS

LIST NO: 5/01 **APPLICATION NO:** P/58/07/CDT

LOCATION: Texaco Wealdstone Service Station, 16-22 Station Road, Harrow, HA1 2UF

APPLICANT: Spyder Facilities Ltd for T Mobile

PROPOSAL: Proposal: Prior approval for siting and appearance for relocation and height increase of existing monopole antenna from 13.7M to 14.7M. Relocation of equipment cabinets.

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 development described in the application and submitted plans, as amended on the Addendum, for the reason reported.

(See also Minute 45).