
REPORT OF STRATEGIC PLANNING COMMITTEE

MEETING HELD ON 14 MARCH 2007

Chairman: * Councillor Marilyn Ashton

Councillors: * Don Billson * Julia Merison (4)
 * Mrinal Choudhury * Narinder Singh Mudhar
 * Keith Ferry * Joyce Nickolay
 * Graham Henson (2)

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

[Note: Councillors Chris Mote, Navin Shah, Bill Stephenson and Tom Weiss also attended this meeting to speak on the items indicated at Minute 57 below].

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES
56. 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 Manji Kara Councillor Thaya Idaikkadar	Councillor Julia Merison Councillor Graham Henson

57. 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 Tom Weiss Councillors Chris Mote, Navin Shah and Bill Stephenson	Planning Application 1/02 Planning Application 1/03
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58. 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 1/02 – Comfort Inn Harrow
 Councillor Narinder Singh Mudhar declared a prejudicial interest in the above application. Accordingly, he would leave the room and take no part in the discussion or decision-making on the item.
- (ii) Planning application 1/03 – Prince Edward Playing Fields
 Councillor Keith Ferry declared a personal interest arising from the fact that he had attended a football match at Barnet Football Club Stadium. Accordingly, he would remain in the room and take part in the discussion and decision-making on the item.

59. 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.

60. **Minutes:**

RESOLVED: That the Chairman be given authority to sign the minutes of the meeting held on 7 February 2007 as a correct record once they have been printed in the Council Bound Minute Volume.

61. **Public Questions, Petitions and Deputations:**

RESOLVED: To note that no public questions were put, or petitions or deputations received at this meeting under the provisions of Committee Procedure Rules 19, 16 and 17 (Part 4B of the Constitution) respectively.

62. **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.

63. **Representations on Planning Applications:**

Having received four requests from objectors wishing to make representations in respect of item 1/03 on the list of planning applications it was

RESOLVED: That, in accordance with Committee Procedure Rule 18.4, a maximum of two objectors be allowed to speak in relation to item 1/03.

64. **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.

65. **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.

66. **Section 106 Agreement relating to Pinner Park Farm, George V Avenue:**

The Committee received a report of the Director of Legal and Governance Services which sought an extension of time to complete a Section 106 Agreement relating to Pinner Park Farm, George V Avenue. Having noted the amendments detailed on the Addendum, the Committee

RESOLVED: To extend the time for completion of the Section 106 Agreement by a period of three months from 14 March 2007.

67. **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 9.51 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

SECTION 1 – MAJOR APPLICATIONS

LIST NO:	1/01	APPLICATION NO:	P/3229/06/CFU
LOCATION:	EDF site, substation adjacent to 102 Roxeth Green Avenue, South Harrow		
APPLICANT:	Mrs Rebekah Jubb for Zed Homes		
PROPOSAL:	Construction of 12 flats with parking, amenity space and wind turbines / solar panels		
DECISION:	<p>(1) GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported and with the following additional condition:-</p> <p><u>Condition 15 be added:</u> “Prior to the commencement of works on the site, a detailed investigation of the site should be carried out to assess the effect of any residual contamination on the proposed development. The method and extent of this investigation shall be agreed in writing with the local planning authority in consultation with the Environment Agency Thames Region prior to the commencement of the investigation.”</p> <p>(2) RESOLVED that the Traffic and Road Safety Advisory Panel be requested to investigate the poor surface of Stanley Road.</p> <p>[Notes: (1) During discussion on the above item, it was moved and seconded that the application be deferred for a site visit. Upon being put to a vote, this was lost;</p> <p>(2) Councillors Mrinal Choudhury, Keith Ferry and Graham Henson wished to be recorded as having voted for the application to be deferred;</p> <p>(3) subsequently it was moved and seconded that the application be refused for the following reasons:</p> <ul style="list-style-type: none"> (i) Limited car parking forcing parking onto outlying roads. (ii) Overdevelopment of site. (iii) The height of the development would cause overlooking in an obtrusive way. <p>(4) upon being put to the vote this was lost, the Chairman having used her second and casting vote;</p> <p>(5) Councillors Mrinal Choudhury, Keith Ferry and Graham Henson wished to be recorded as having voted against the decision to grant the application].</p>		

LIST NO:	1/02	APPLICATION NO:	P/9/07/CFU
LOCATION:	Comfort Inn Harrow, 2-12 Northwick Park Road, Harrow, HA1 2NT		
APPLICANT:	DPDS Consulting Group for Comfort Inn		
PROPOSAL:	Demolition of 57 Gayton Road and extension and alterations to hotel		
DECISION:	<p>REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the following reasons:</p> <ul style="list-style-type: none"> (i) The proposed additional 18 bedrooms together with additional conference facilities will be detrimental to the residential amenities of No. 59 Gayton Road and the amenities in the locality by reason of the additional activity associated with hotel use. (ii) The three storey extension by reason of excessive depth would be visually obtrusive and overbearing when viewed from the rear garden of No. 2 Manor Road. 		

[Notes: (1) 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;

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

(3) Councillors Mrinal Choudhury, Graham Henson and Keith Ferry wished to be recorded as having abstained from voting;

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

(See also Minute 58).

LIST NO:	1/03	APPLICATION NO:	P/2/07/CFU
LOCATION:	Prince Edward Playing Fields, St. David's Drive, Edgware		
APPLICANT:	RPS Planning for Barnet Football Club Holdings		
PROPOSAL:	Redevelopment for enlarged football stadium and clubhouse, floodlights, games pitches, banqueting facilities, health and fitness facility, internal roads and parking		
DECISION:	INFORM the applicant that:		
	(a)	a decision to grant will be subject to the withdrawal of the objection by the Environment Agency and the completion of a legal agreement within three months of the date of the committee's decision on this application relating to:	
		(i)	Travel Plan;
		(ii)	Planning Administration charge of £750;
		(iii)	The developer or successor in title shall fund all costs of public consultation, analysis, reporting and implementation of local onstreet parking restrictions, at any time within 3 years of the first taxable occupation if in the Council's opinion a monitoring period shows unacceptable local on street parking, up to a maximum of £15,000 index linked.
	(b)	a formal decision notice granting permission for the development in the application and submitted plans, and subject to the planning conditions and informatives reported as amended on the Addendum, will be issued only upon the completion, by the applicant, of the aforementioned legal agreement.	

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

(2) the applicant was present but indicated that he did not wish to respond;

(3) during discussion on the above item, it was moved and seconded that the application be deferred for a site visit for the following reasons:-

(i) Flood Risk – To negotiate and obtain prior approval of the Environment Agency to remove or minimise any risk of flooding that could affect over 371 properties downstream;

(ii) Transport Assessment – To review and amend the Transport Assessment Report incorporating: A) Assessment of the School & Belmont Football Club Proposals on William Ellis Playing Fields Site; B) Consideration of increased capacity from the original 4000 to 7,751 e.g. 94% increase. In the light of the assessment of the new capacity, car parking provision would need to be increased;

- (iii) Section 106 Agreement – To amend the proposed agreement, in addition to the current requirements, to incorporate Football First's Community Use Agreement and all aspects of Community Use Proposals contained in the 2003 (amended) 106 agreement together with provision of car parking spaces and right of way to the occupiers of 212-322 Camrose Avenue and contribution by the applicant towards the cost of improving pedestrian links between the site and public transport;
- (iv) Restriction on hours of use: To establish in conjunction with the applicant hours of use for the facilities and uses proposed on the site and include any such restrictions to be incorporated as a planning condition;
- (v) Flood-Lighting – To agree the detailed design of flood-lighting prior to the consideration of the application and the hours of use of operation be incorporated as a planning condition;
- (vi) To investigate and confirm the level of professional football that will be allowed by the various leagues in the two football arenas that are proposed.

Upon being put to a vote, this was lost].

(See also Minute 58).

LIST NO:	1/04	APPLICATION NO:	P/3523/06/CCO
LOCATION:	The Grove, Warren Lane, Stanmore		
APPLICANT:	Davies Arnold Cooper for Crest Nicholson (Chiltern) Ltd		
PROPOSAL:	Retention of amendments to Block C		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the condition and informatives reported.		

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO:	3/01	APPLICATION NO:	P/3616/06/COU
LOCATION:	Townsend House, 160-174 Northolt Road, South Harrow, HA2 0PG		
APPLICANT:	Kenneth W Reed & Associates for Mr M Patel		
PROPOSAL:	Change of use of part ground floor from B1 (office) to A1 (retail)		
DECISION:	WITHDRAWN by the applicant		

LIST NO:	3/02	APPLICATION NO:	P/3625/06/CFU/DC3
LOCATION:	152-154 High Street, Wealdstone, HA3 7AT		
APPLICANT:	MPS Architects – Michael Seston for G & F Phelps Ltd		
PROPOSAL:	Redevelopment to provide 3 storey block of 14 flats with parking		
DECISION:	WITHDRAWN by the applicant		
