
REPORT OF STRATEGIC PLANNING COMMITTEE

MEETING HELD ON 18 APRIL 2007

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 John Cowan and Bill Stephenson also attended this meeting to speak on the items indicated at Minute 69 below].

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES
68. 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

69. 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 John Cowan	Planning Applications 1/04 and 1/05
Councillor Bill Stephenson	Planning Application 3/03

[Note: Subsequently, items 1/04 and 1/05 were deferred, and Councillor John Cowan did not speak].

70. 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 Applications 1/04 - Government Buildings, Honeypot Lane, Stanmore and 1/05 – Land adj. Edgware Brook and Whitchurch Lane, Honeypot Lane, Stanmore
 Councillor John Cowan, who was not a member of the Committee, declared a personal interest in the above related items arising from the fact that he was a member of the Canons Park Residents' Association (CAPRA).

71. Arrangement of Agenda:

RESOLVED: That (1) in accordance with the Local Government (Access to Information) Act 1985, the following item be admitted late to the meeting by virtue of the special circumstances and grounds for urgency stated below:

<u>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.

16. Burlington Park Members were requested to consider this report as a matter of urgency, to ensure that the Deed of Easement may be completed by the end of April 2007.

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

<u>Item</u>	<u>Reason</u>
16. Burlington Park	The report was considered to contain exempt information under paragraph 5 of Part 1 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.

72. **Minutes:**

RESOLVED: That the Chairman be given authority to sign the minutes of the meeting held on 14 March 2007 as a correct record once they have been printed in the Council Bound Minute Volume, subject to the following amendment:

Minute 57 – Right of Members to Speak

Add:

Councillor Mrs Kinnear Planning Application 1/01

73. **Public Questions:**

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

74. **Petitions:**

RESOLVED: To note receipt of the following petitions, which were referred to the Head of Planning for consideration:

- (i) Petition objecting to the amended plans submitted by Berkeley Urban Renaissance for the Government Building Site at Honeypot Lane
Councillor John Cowan presented the above petition, which had been signed by 13 members of CAPRA.
- (ii) Petition protesting about plans to build on St George's playing field
Councillor Asad Omar presented the above petition, which had been signed by 113 people

[Note: The petition at (ii) above had also been presented to the Cabinet meeting held on 15 March 2007].

75. **Deputations:**

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

76. **References from Council and other Committees/Panels:**

RESOLVED: To note that there were no references from Council or other Committees received at this meeting.

77. **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 1/03A, 1/03B and 1/04 on the list of planning applications.

[Note: Subsequently, item 1/03B was withdrawn and item 1/04 was deferred, and representations were not therefore received in respect of these items].

78. **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.

79. **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.

80. **Revisions to Scheme of Delegations:**

The Committee received a report of the Director of Planning Services, which sought agreement to a revised scheme of delegations. A revised version of the Schedule at Appendix (iii) to the report, was tabled. The Director of Planning Services advised that the revised version corrected typographical errors.

A Member suggested that it would be helpful if the Schedule included an explanation of the powers delegated by the Council to the planning committees, and the authority under which the Committees delegated authority to officers.

Members were of the view that the document should be called a "Scheme" rather than a "Schedule", and agreed that the revised version should be submitted to the next meeting of the Development Management Committee, to enable both planning committees to consider the proposed revisions to the Scheme.

RESOLVED: That (1) the revised Schedule of Delegations tabled at the meeting be amended to incorporate an explanation of the delegated powers;

(2) the document be titled "Scheme of Delegation";

(3) the revised Scheme of Delegation, amended in accordance with the comments set out above, be agreed;

(4) the revised Scheme of Delegation be presented to the next meeting of the Development Management Committee.

81. **Burlington Park:**

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

RESOLVED: That the Section 52 Agreement dated 2 December 1983 between the Greater London Council Harrow Council and Cardinal Homes Limited be discharged on completion of the easement referred to in the report of the Director of Legal and Governance Services.

82. **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 7.50 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

SECTION 1 – MAJOR APPLICATIONS

LIST NO:	1/01	APPLICATION NO:	P/3556/06/CFU
LOCATION:	Canons High School, Shaldon Road, Edgware, HA8 6AL		
APPLICANT:	Leslee Burke for Canons High School		
PROPOSAL:	Construction of three storey extension to school in two phases to provide sixth form teaching block		
DECISION:	<p>(1) GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported, and the additional informative reported on the Addendum being amended to read:</p> <p>“The applicant’s attention is drawn to the need to ensure that to enable students to rely on more sustainable modes of travel adequate secure personal storage facilities are required on site, thus reducing reliance eg. on cars”.</p> <p>(2) RESOLVED that the Director of Lifelong Learning be advised of the above informative and requested to liaise with the applicant, as appropriate, to ensure that it was carried out.</p>		

LIST NO:	1/02	APPLICATION NO:	P/0274/07/CFU
LOCATION:	Marlborough Hill First and Middle School, Marlborough Hill, Harrow, HA1 1UJ		
APPLICANT:	LCE Architects for Harrow Council		
PROPOSAL:	Construction of new single storey reception, single storey extension to toilets and two storey teaching block		
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:	1/03A	APPLICATION NO:	P/3420/06/CFU
LOCATION:	John Lyon School, Middle Road, Harrow, HA2 0HN		
APPLICANT:	Kenneth W Reed & Associates for The John Lyon School		
PROPOSAL:	Three storey side/rear extension to provide additional classrooms; alterations		
DECISION:	<p>(1) INFORM the applicant that:</p> <p>(a) The proposal is acceptable subject to the completion of a legal agreement within six months (or such period as the Council may determine) of the date of the Committee decision on this application relating to:</p> <p>i) A variation of the Section 106 Agreement dated 23 June 2006 (the Principal Agreement) to allow the development subject of this report outside building envelope shown in red on drawing number 977/31/B referred to in the Principal Agreement.</p> <p>(b) A formal decision notice granting permission for the development described in the application and submitted plans, as amended on the Addendum, and subject to the planning conditions and informatives reported, will be issued only upon the completion, by the applicant, of the aforementioned legal agreement.</p> <p>(2) RESOLVED that officers be requested to investigate student numbers to ascertain whether the maximum number permitted had been exceeded.</p>		

[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector, which was noted;

(2) there was no indication that a representative of the applicant was present and wished to respond;

(3) the Committee wished it to be recorded that the vote to grant the application was unanimous].

LIST NO: 1/03B **APPLICATION NO:** SECTION 106 AGREEMENT
LOCATION: John Lyon School, Middle Road, Harrow, HA2 0HN
APPLICANT: Kenneth W Reed & Associates for The John Lyon School
PROPOSAL: Variations of the Section 106 Agreement dated 23 June 1005 (the principal agreement) to allow development outside the building envelope shown in red on drawing number 977/31/B referred to in the principal agreement
DECISION: WITHDRAWN at the request of officers.

LIST NO: 1/04 **APPLICATION NO:** P/2315/06/CFU
LOCATION: Government Buildings, Honeypot Lane, Stanmore
APPLICANT: Turley Associates for Berkeley Urban Renaissance Ltd and Dominion Housing Group Ltd.
PROPOSAL: Redevelopment to provide 798 residential units (including 40% affordable housing), 959 sq m Class A1/A2/A3/A4/A5/D1 & D2 floorspace; 7927 sq m of B1 (a), (b), (c) floorspace including a business incubator centre; creation of a new access onto Whitchurch Lane; associated flood alleviation, landscaping, car parking and highway works
DECISION: DEFERRED at officer's request following consultation response received from the Greater London Authority.
(See also Minute 70).

LIST NO: 1/05 **APPLICATION NO:** P/2245/06/COU
LOCATION: Land adj. Edgware Brook & Whitchurch Lane, Honeypot Lane, Stanmore
APPLICANT: Turley Associates for Berkeley Urban Renaissance Ltd and Dominion Housing
PROPOSAL: New pedestrian access route and associated landscape works (as part of the comprehensive development of the former government office and DVLA site)
DECISION: DEFERRED at officer's request following consultation response received from the Greater London Authority.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/0415/07/CFU
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: WITHDRAWN by the applicant

LIST NO: 3/02 **APPLICATION NO:** P/0417/07/CCA
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
DECISION: WITHDRAWN by the applicant

LIST NO: 3/03 **APPLICATION NO:** P/3626/06/COU
LOCATION: St George's Field, Pinner View, Harrow, HA1 4RJ
APPLICANT: CPP Architects Ltd. For St George's Parochial Church Council
PROPOSAL: Redevelopment of open space for residential use as fifty houses and flats along with parking, access and a new community/Scout building (outline application)
DECISION: REFUSED permission for the development described in the application and submitted plans for the reasons reported.

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

LIST NO: 4/01 **APPLICATION NO:** P/0460/07/DNA
LOCATION: St John's School, Potter Street Hill, Northwood
APPLICANT: Mr G H Ralphs, Bursar for St John's School (Northwood) Ltd.
PROPOSAL: Consultation from London Borough of Hillingdon – Variation/deletion of conditions for sports field
DECISION: RESOLVED that no objection be raised.

SECTION 5 – PRIOR APPROVAL APPLICATIONS

LIST NO: 5/01 **APPLICATION NO:** P/0672/07/CDT
LOCATION: 12-22 Herga Road, Harrow, HA3 5AS
APPLICANT: Stappard Howes
PROPOSAL: Installation of six pole-mounted antennas on plantroom roof and three associated radio equipment cabinets at rear on ground level (prior approval for siting and appearance)
DECISION: RESOLVED that (1) prior approval of details of siting and appearance be required;
(2) prior approval of details of siting and appearance for the development described in the application and submitted plans be refused for the reason reported.
