
REPORT OF DEVELOPMENT MANAGEMENT COMMITTEE

MEETING HELD ON 17 OCTOBER 2007

Chairman: * Councillor Marilyn Ashton

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

* Denotes Member present

(1) Denotes category of Reserve Member

[Note: Councillors Mrs Kinnear and Navin Shah also attended this meeting to speak on the items indicated at Minute 141 below].

PART I - RECOMMENDATIONS - NIL

PART II - MINUTES

140. Attendance by Reserve Members:

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

Ordinary Member

Councillor Mrinal Choudhury

Reserve Member

Councillor David Gawn

141. 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

Councillor Mrs Kinnear

Councillor Navin Shah

Agenda item

Planning application 2/06

Planning application 2/08

[Note: Subsequently, planning application 2/06 was deferred, and so Councillor Mrs Kinnear did not speak].

142. 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 2/05 – 169 Malvern Avenue, Harrow
Councillor Joyce Nickolay declared a prejudicial interest in the above item arising from the fact that she lived opposite. Accordingly, she would leave the room and take no part in the discussion or decision-making on the item.
- (ii) Planning application 2/12 – 6 Gerard Road, Harrow
Councillor Narinder Mudhar declared a personal interest in the above item arising from the fact that he lived on the same road but not close to the site. Accordingly, he would remain in the room and take part in the discussion and decision-making on the item.
- (iii) Planning application 2/15 – Elmgrove First School, Kenmore Avenue, Kenton
Councillor Marilyn Ashton declared a personal interest in the above item arising from the fact that she had been a governor of the school for 13 years and had been Chair of the governors. She was no longer a governor. Accordingly, she would remain in the room and take part in the discussion and decision-making on the item.

143. **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 dispatch. 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 – Carter House, Parr Road, Stanmore	This item was deferred, to allow for expiration of the consultation period and consideration of replies, by the Strategic Planning Committee meeting on 10 October 2007, which was after the agenda had been printed and circulated. Members of the SPC indicated that they wished to consider the application at the next planning meeting.
15. Enforcement Notices Awaiting Compliance	This report was late due to low staff resources. The Chairman requested that it be submitted to this meeting for consideration as a matter of urgency.

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

144. **Minutes:**

RESOLVED: That the minutes of the meeting held on 6 September 2007 be taken as read and signed as a correct record.

145. **Public Questions:**

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

146. **Petitions:**

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

- (i) Petitions regarding proposed residential development in the garden of Woodpeckers, Moss Lane, Pinner
The above petition, containing 281 signatures, was presented by Councillor Paul Osborn.

147. **Deputations:**

RESOLVED: To note that no deputations were received under the provisions of Committee Procedure Rule 17 (Part 4B of the Constitution).

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

RESOLVED: To note that there were no references from Council or other committees.

149. **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 1/01, 2/06, 2/08, 2/12 and 2/13 on the list of planning applications.

[Notes: (1) Subsequently, planning applications 1/01, 2/08 and 2/12 were deferred, and so the representations were not received;

(2) during the discussion on the above item, it was moved and seconded that representations be received after the officer had presented the associated report. Having been put to a vote, this was lost].

150. **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.

151. **Grove End, Grove Hill, Middlesex, HA1 3HE:**

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

RESOLVED: That, having regard to the provision of the Unitary Development Plan and all other material planning considerations (in accordance with Section 172 of the Town and Country Planning Act 1990 (as amended)), the Director of Legal Services be authorised to:

- (a) take all necessary steps for the preparation, issue and service of an Enforcement Notice requiring:
 - (i) the demolition of the outbuilding;
 - (ii) the removal of all resultant debris and reinstatement of the land to its former condition;
- (b) the period for compliance with the steps in (a) (i) and (ii) above would be three months from the date the notice takes effect;
- (c) in the event of non-compliance with the above enforcement notice, to:
 - (i) institute legal proceedings, should it be considered in the public interest to do so, pursuant to Section 179 of the Town and Country Planning Act 1990;
 - (ii) carry out works in default, should it be considered in the public interest and also financially viable to do so, under the provisions of Section 178 of the Town and Country Planning Act 1990.

152. **Member Site Visits:**

RESOLVED: That Member visits to the following sites take place on Saturday 3 November 2007 from 10.00 am:

2/12 – 6 Gerard Road
2/13 – 35 West Drive

153. **Enforcement Notices Awaiting Compliance:**

The Committee received a report of the Head of Planning which listed enforcement notices awaiting compliance.

RESOLVED: That the report be noted.

(Note: The meeting, having commenced at 6.30 pm, closed at 8.15 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

SECTION 1 – MAJOR APPLICATIONS

LIST NO:	1/01	APPLICATION NO:	P/2348/07/DFU
LOCATION:	Carter House, Parr Road, Stanmore, HA7 1LE		
APPLICANT:	Barker Perry Town Planning Ltd for L Lynch Holdings Ltd		
PROPOSAL:	Use of warehouse building (B8 use class) as plant hire / lorry hire service (sui-generis use) with ancillary offices and off-street parking		
DECISION:	DEFERED to allow expiration of consultation period and consideration of replies.		

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO:	2/01	APPLICATION NO:	P/1570/07/CFU
LOCATION:	224 High Road, Harrow		
APPLICANT:	Dalton Warner Davies LLP for Fruition Properties Ltd		
PROPOSAL:	Demolition of existing house and erection of part 2 and part 3 storey building comprising of 7 flats; with associated car parking, landscaping and widening of vehicle access to High Road		
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. [Note: The Committee wished it to be recorded that the decision to grant the application was unanimous].		

LIST NO:	2/02	APPLICATION NO:	P/1646/07/DFU
LOCATION:	Woodlands, 7 West Drive Gardens, Harrow		
APPLICANT:	Anthony J Blyth and Co for Mr and Mrs A Skone		
PROPOSAL:	Single storey front and two storey rear extension; conversion of roof space to habitable rooms and roof alterations; external alterations		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported. [Note: The Committee wished it to be recorded that the decision to grant the application was unanimous].		

LIST NO:	2/03	APPLICATION NO:	P/1526/07/DFU
LOCATION:	50 Belmont Lane, Stanmore		
APPLICANT:	Mr A S Kassim for Mr Lakhman Lalji and Mrs Amratben Murji		
PROPOSAL:	Demolition of existing dwellinghouse, replacement single/two storey dwellinghouse with integral garage (rvised)		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported. [Note: The Committee wished it to be recorded that the decision to grant the application was unanimous].		

LIST NO:	2/04	APPLICATION NO:	P/2032/07/DFU
LOCATION:	39 Dudley Road, South Harrow		
APPLICANT:	Mr S Reade for Mr T Herlihy		

PROPOSAL: Conversion of dwellinghouse into two flats, front porch and external alterations

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.

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

LIST NO: 2/05 **APPLICATION NO:** P/0863/07/DFU

LOCATION: 169 Malvern Avenue, Harrow

APPLICANT: Mr J I Kim/ArchiTech for Ms J Pulnova

PROPOSAL: External alterations; single/two storey side and rear extension and conversion to two self-contained flats

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

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

(See also Minute 142).

LIST NO: 2/06 **APPLICATION NO:** P/2042/07/DFU

LOCATION: 43 Winchester Road, Harrow

APPLICANT: M D Designs for Mr S Sharma

PROPOSAL: Single storey rear extension, conversion to two flats

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 represents an over-intensive use of the property to the detriment of the amenities of the neighbouring properties by reason of the activity and disturbance which would be generated by converting one family dwelling into two separate units, contrary to HUDP policies D4 and D5.
- (ii) The shared drive gives rise to restricted space on the forecourt for parking and landscaping and will give rise to a cluttered and overcrowded appearance in the street scene, would be out of keeping and would be detrimental to the character of the area, contrary to HUDP policies D4 and D5.

[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) 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;

(4) the Committee wished it to be recorded that the decision to refuse the application was unanimous;

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

LIST NO:	2/07	APPLICATION NO:	P/1971/07/DFU
LOCATION:	41 Elm Park Road, Pinner		
APPLICANT:	The Gillett Macleod Partnership for Mr F J Balloch		
PROPOSAL:	Redevelopment to provide two storey detached house with accommodation at loft level, detached garage at rear with access from West End Lane, new crossover to forecourt		
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. [Note: The Committee wished it to be recorded that the decision to grant the application was unanimous].		

LIST NO:	2/08	APPLICATION NO:	P/1936/07/DFU
LOCATION:	John Lyon School, Middle Road, Harrow on the Hill		
APPLICANT:	Kenneth W Reed and Associates for The John Lyon School		
PROPOSAL:	Retention of temporary classroom for a further period of 3 years		
DECISION:	DEFERRED for further consideration of an appropriate period for retention.		

LIST NO:	2/09	APPLICATION NO:	P/1669/07/CFU
LOCATION:	7 Rickmansworth Road, Pinner		
APPLICANT:	The Gillett Macleod Partnership for Rylex Investments		
PROPOSAL:	Three storey block comprising 4x2 bed flats, 4 covered parking spaces at ground level, one space on forecourt, vehicular access		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported. [Note: The Committee wished it to be recorded that the decision to grant the application was unanimous].		

LIST NO:	2/10	APPLICATION NO:	P/2381/07/CFU
LOCATION:	Land at Fentiman Way, South Harrow		
APPLICANT:	W J Macleod Architect for M D Properties		
PROPOSAL:	Three storey block of 8 flats; bin store and parking (resident permit restricted)		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported. [Note: The Committee wished it to be recorded that the decision to grant the application was unanimous].		

LIST NO:	2/11	APPLICATION NO:	P/2164/07/DFU
LOCATION:	31 Bellfield Avenue, Harrow, HA3 6ST		
APPLICANT:	Adrian Salt and Pang Ltd for Mr and Mrs Saad Raja		
PROPOSAL:	Single and two storey rear extension; two storey infill extension and alterations		

DECISION: INFORM the applicant that:

- (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 to require the implementation of either planning permission P/1425/06/DFU only or the proposal subject to this application P/2164/07/DFU, but not both.
- (b) A formal decision notice granting permission for the development described in the application and submitted plans, subject to the conditions and informatives reported, will be issued only upon the completion of the aforementioned legal agreement.

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

LIST NO:	2/12	APPLICATION NO:	P/2400/07/DFU
LOCATION:	6 Gerard Road, Harrow		
APPLICANT:	Magan D Solanki for Mr and Mrs J Broughton		
PROPOSAL:	Two storey side extension; one rear dormer; velux windows on front roof slope; demolition of existing garage and outbuilding		
DECISION:	DEFERRED for Member site visit. (See also Minutes 142 and 152).		

LIST NO:	2/13	APPLICATION NO:	P/2317/07/DFU
LOCATION:	35 West Drive, Harrow		
APPLICANT:	Home Plans for B Landau/Basic Focus		
PROPOSAL:	Single storey front and rear extensions; roof alterations to form front and rear dormers		
DECISION:	DEFERRED for Member site visit. [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) during discussion on the above item, it was moved and seconded that the application be deferred for a Members site visit. Upon being put to the vote, this was carried]. (See also Minute 152).		

LIST NO:	2/14	APPLICATION NO:	P/2241/07/CFU
LOCATION:	Silver Trumpet Public House, 41-43 Station Road, Harrow		
APPLICANT:	Robin Bretherick Associates for Goldplex Properties Ltd		
PROPOSAL:	First and second storey rear infill extensions and alterations to existing two flats and conversion of first and second floors of public house building to provide eight self-contained flats and provision of plant room and solar panels at roof top level		

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.

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

LIST NO: 2/15 **APPLICATION NO:** P/2558/07/CFU

LOCATION: Elmgrove First School, Kenmore Avenue, Kenton

APPLICANT: David Kann Associates for Harrow Council

PROPOSAL: Alterations and extensions to school

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

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

(See also Minute 142).
