
REPORT OF DEVELOPMENT MANAGEMENT COMMITTEE

MEETING HELD ON 18 DECEMBER 2007

Chairman: * Councillor Marilyn Ashton

Councillors: * Don Billson * Julia Merison
 * Mrinal Choudhury * Narinder Singh Mudhar
 * Keith Ferry * Joyce Nickolay
 * Thaya Idaikkadar

* Denotes Member present

[Note: Councillor Mrs Kinnear also attended this meeting to speak on item 2/01 indicated at Minute 169 below].

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

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

Ordinary Member
Reserve Member

Councillor Mrinal Choudhury

Councillor Graham Henson

169. Right of Members to Speak:

RESOLVED: That, in accordance with Committee Procedure Rule 4.1, the following Councillor, who was not Member of the Committee, be allowed to speak on the agenda items indicated:

Councillor
Agenda Item

Councillor Mrs Kinnear

Planning Application 2/01

170. Declarations of Interest:

RESOLVED: To note that the following declarations of interest made by Members present relating to business to be transacted at this meeting:

- (i) Planning application 2/07 – 141-143 Headstone Lane, Harrow
 Councillor Keith Ferry declared a prejudicial interest in the above item. Accordingly, he would leave the room and take no part in the discussion or decision-making on the item.

171. Arrangement of Agenda:

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

Agenda item
Special Circumstances / Grounds for Urgency

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 enable Members to consider all information relevant to the items before them for decision.

16a. Prince Edward
 Playing Fields
 Application
 P/2/07/CFU/RP1

This report was not available at the time the agenda was printed and circulated owing to the Environment Agency's very recent withdrawal of their objections (subject to conditions) to the granting of planning permission. Members were requested to consider this item, as a matter of urgency, to enable planning permission to be issued as agreed by Strategic Planning Committee on 14 March 2007.

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

172. **Minutes:**

RESOLVED: That the minutes of the meeting held on 21 November 2007 be taken as read and signed as a correct record.

173. **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).

174. **Petitions:**

RESOLVED: To note that no petitions had been received.

175. **Deputations:**

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

176. **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 2/07 on the list of planning applications.

177. **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.

178. **Raw Lasan, 154 Stanmore Hill, Stanmore:**

The Committee received a report of the Group Manager (Planning and Development) in this matter.

RESOLVED: That an enforcement issue be issued.

179. **Tree Preservation Order No. 890:**

The Committee received a report of the Director of Planning, Development and Enterprise in this matter.

RESOLVED: To confirm Tree Preservation Order No. 890.

180. **Member Site Visits:**

RESOLVED: That a Member visit to the following site take place on Saturday 19 January 2008 at 9.30 am:

- 2/17 – Land at rear of 176-182 Harrow View, HA1 4TN, adjacent to 2 Bolton Road

181. **Prince Edward Playing Fields Application P/2/07/CFU/RP1:**

The Committee received a report of the Director of Planning, Development and Enterprise in this matter.

RESOLVED: That (1) the additional conditions proposed by the Environment Agency, as set out in the committee report, be agreed in respect of application P/2/07/CFU/RP1 previously considered by the Strategic Planning Committee of the 14 March 2007;

(2) the period for completion of the legal agreement be extended for 3 months from the date of the Committee's decision (until 18 March 2008).

(Note: The meeting, having commenced at 6.30 pm, closed at 7.50 pm).

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO:	2/01	APPLICATION NO:	P/2969/07/DFU/MRE
LOCATION:	50 South Hill Avenue, Harrow, HA2 0NQ		
APPLICANT:	K Sisodia for Mr Charles Aniya		
PROPOSAL:	External alterations and conversion of dwellinghouse to two flats; retention of rear dormer & one off-street parking space & ramp at front and bin store at side		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the following: <ul style="list-style-type: none"> i) Add "Resident Permit restricted" to the description; ii) Add an additional informative, INFORM 33M, which states "The relevant traffic order will impose a restriction making residential occupiers of this building ineligible for resident's parking permits in the surrounding controlled parking zone". iii) Amend Condition 2 to read "The development hereby permitted shall not commence until there has been submitted to, and approved by, the Local Planning Authority, a scheme of hard and soft landscape works for the forecourt of the site. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities". iv) Delete condition 4 - insert Condition "Disabled Access - Parking for Lifetime Homes" (DISACPK_LH) which states "The development hereby permitted shall not be occupied or used until the forecourt parking space shown on the approved plans has been made available for use. The space shall be allocated for use by the occupants of the ground floor flat only and shall be used for no other purpose without the prior written permission of the Local Planning Authority". 		

REASON: To ensure suitable parking provision for people with disabilities in accordance with the policies of the Harrow Unitary Development Plan.

[Note: (1) Councillors Marilyn Ashton, Don Billson, Julia Merison, Joyce Nickolay, Thaya Idaikkadar, and Graham Henson wished to be recorded as having voted for the application;

(2) Councillor Keith Ferry wished to be recorded as having voted against granting the application].

LIST NO:	2/02	APPLICATION NO:	P/2559/07/DFU/GL
LOCATION:	32 Roxborough Road, Harrow, HA1 1PA		
APPLICANT:	G M Simister Frics for Mr J Fisher		
PROPOSAL:	Conversion of dwellinghouse into two flats; two storey side extension; side porch (resident permit restricted)		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informative reported, as amended on the Addendum: <ul style="list-style-type: none"> (i) Delete Condition 7 – insert Condition "Disabled Access - Parking for Lifetime Homes" (DISACPK_LH) which states "The development hereby permitted shall not be occupied or used until the forecourt parking space shown on the approved plans has been made available for use. The space shall be allocated for use by the occupants of the ground floor flat only and shall be used for no other purpose without the prior written permission of the Local Planning Authority". 		

REASON: To ensure suitable parking provision for people with disabilities in accordance with the policies of the Harrow Unitary Development Plan.

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

LIST NO: 2/03 **APPLICATION NO:** P/1974/07/CFU/DC3
LOCATION: Land rear Of Church Farm, High Street, Pinner, HA5 5PJ
APPLICANT: PHD Chartered Town Planners for Henry Homes Plc
PROPOSAL: Two storey building and conversion of 'the studio' to provide 4 dwellings; alterations to and refurbishment of outbuilding to form dwelling; bin store, parking and vehicular access (revised) (resident permit restricted)
DECISION: GRANTED permission for the development described in the application and submitted plans, 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: 2/04 **APPLICATION NO:** P/1977/07/DLB/DC3
LOCATION: Land rear Of Church Farm, High Street, Pinner, HA5 5PJ
APPLICANT: PHD Chartered Town Planners for Henry Homes Plc
PROPOSAL: Listed building consent: reconstruction and refurbishment of outbuilding to form a dwellinghouse
DECISION: GRANTED permission for the development described in the application and submitted plans, 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: 2/05 **APPLICATION NO:** P/2615/07/DFU/GL
LOCATION: The Stables, 1 Grove Hill Road, Harrow, HA1 3AA
APPLICANT: Dyer & Sey Ltd for Minster Care Homes
PROPOSAL: Two storey plus basement building on eastside (front) for office use. External alterations; boundary wall with railings; demolition of single storey office building; two storey rear extension on west side.
DECISION: GRANTED permission for the development described in the application and submitted plans, 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: 2/06 **APPLICATION NO:** P/3221/07/DFU/RM2
LOCATION: 67 Rowlands Avenue, Hatch End HA5 4BX
APPLICANT: Building Design (UK) Ltd for Mr P Varsani
PROPOSAL: Two storey side and single storey rear extensions; demolition of existing garage
DECISION: GRANTED permission for the development described in the application and submitted plans, 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: 2/07 **APPLICATION NO:** P/3115/07/DCO/GL

LOCATION: 141-143 Headstone Lane, Harrow, HA2 6LX

APPLICANT: Anthony Keating

PROPOSAL: Continued use of second floor (loft) 3 bedroom flat as two x 1 bedroom flats with insertion of velux window in front roofslope

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

[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector, which were 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 decision to grant the application was unanimous].

(See also Minute 170).

LIST NO: 2/08 **APPLICATION NO:** P/3713/07/DFU/GL

LOCATION: 100a/100b Nibthwaite Road Harrow, HA1 1TG

APPLICANT: Jackson Property Consultancy Ltd for Haroon Hanif

PROPOSAL: Two/single storey rear extension to ground and first floor flats; front porch

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: 2/09 **APPLICATION NO:** P/3099/07/DFU/JB

LOCATION: 62a Bransgrove Road, Edgware HA8 6JA

APPLICANT: Mr J I Kim / Architect for Mr S Nandy

PROPOSAL: Single Storey Front, Side And Rear, Two Storey Side To Rear Extensions

DECISION: GRANTED permission for the development described in the application and submitted plans, 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: 2/10 **APPLICATION NO:** P/3326/07/DFU/AD1

LOCATION: 61 Whitchurch Gardens, Edgware, HA8 6PF

APPLICANT: H Amratlal

PROPOSAL: Single storey front/ side extension (revised)

DECISION: GRANTED permission for the development described in the application and submitted plans, 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: 2/11 **APPLICATION NO:** P/2609/07/DFU/MRE

LOCATION: 32 Ovesdon Avenue, Harrow HA2 9PD

APPLICANT: Ms Tomita (PADD Ltd) for PK Properties

PROPOSAL: Single storey front and rear extensions and conversion of dwellinghouse to two flats

DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informative reported, as amended on the Addendum:

(i) Delete Condition 6 – insert Condition “Disabled Access - Parking for Lifetime Homes” (DISACPK_LH) which states “The development hereby permitted shall not be occupied or used until the forecourt parking space shown on the approved plans has been made available for use. The space shall be allocated for use by the occupants of the ground floor flat only and shall be used for no other purpose without the prior written consent of the Local Planning Authority”.

REASON: To ensure suitable parking provision for people with disabilities in accordance with the policies of the Harrow Unitary Development Plan.

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

LIST NO: 2/12 **APPLICATION NO:** P/2943/07/DFU/LW

LOCATION: 5 and 7 Tintagel Drive, Stanmore HA7 4SR

APPLICANT: David R Yeaman and Associates for Mr & Mrs Padashifard

PROPOSAL: Single storey rear extension to each property, alterations to detached garage at no. 7

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: 2/13 **APPLICATION NO:** P/2419/07/CCO/NR

LOCATION: Bakkavor Pizza/Katies Kitchen, Christchurch Industrial Estate, Forward Drive, Harrow, HA3 8NT

APPLICANT: Lancaster & Lodge Architects for Bakkavor Pizza

PROPOSAL: Retention of single storey temporary storage and cold store units with corridor links to existing buildings

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

(i) Amend Condition 1 to read: “The building(s) hereby permitted shall be removed and the land restored to its former condition within nine months of the date of this permission, in accordance with a scheme of work submitted to, and approved by, the local planning authority.”

(ii) Amend Informative 4 to read:

”INFORMATIVE:
The applicant is advised that any further extension of this temporary permission is unlikely to be favourably considered, and the applicant is urged to pursue a permanent facility as soon as possible.”

[REASON: To safeguard the amenity of neighbouring residents and to permit reconsideration in the light of circumstances then prevailing.]

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

LIST NO: 2/14 **APPLICATION NO:** P/3161/07/DFU/LW
LOCATION: 17 North Parade, Mollison Way, Edgware, HA8 5QH
APPLICANT: N Kotak Associates for Mr J B Sanghvi
PROPOSAL: Change of use from retail to restaurant (class a1 to a3) with single/two storey rear extension and extract flue at rear (revised)
DECISION: GRANTED permission for the development described in the application and submitted plans, 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/3525/07/CFU/GL
LOCATION: Weald Middle School, Robin Hood Drive, Harrow Weald, HA3 7DH
APPLICANT: David Kann Associates for Harrow Council
PROPOSAL: Single-storey extensions; 2.1m high metal railings with 2.4m high entrance gates on south elevation; 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 informative reported.
 [Note: The Committee wished it to be recorded that the decision to grant the application was unanimous].

LIST NO: 2/16 **APPLICATION NO:** P/3665/07/CFU/GL
LOCATION: Oxhey Lane Farm, The Avenue, Harrow, HA5 4EL
APPLICANT: Mark Mathews for Thames Water
PROPOSAL: Formation of construction compound for temporary period (in relation to sewer upgrade at the avenue)
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, subject to the following:
 (i) amending Condition 3 by inserting "land and access way" to read: "A scheme detailing proposals for the reinstatement of the land and access way, including a mitigation strategy for dealing with the monitoring, management and alleviation of the potential spread of invasive weeds shall be submitted to, and approved in writing by, the Local Planning Authority, within six months of the date of this permission."
 [Note: The Committee wished it to be recorded that the decision to grant the application was unanimous].

LIST NO: 2/17 **APPLICATION NO:** P/2759/07/DFU/GL
LOCATION: Land at r/o 176-182 Harrow View, Harrow; adjacent to No 2 Bolton Road
APPLICANT: Accent BDA Architects for Assured Property Services
PROPOSAL: Two, two-storey houses with accommodation in roof; access and parking
DECISION: DEFERRED for Member site visit.
