
REPORT OF DEVELOPMENT MANAGEMENT COMMITTEE

MEETING HELD ON 2 APRIL 2008

Chairman: * Councillor Marilyn Ashton

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

* Denotes Member present
 (1) Denotes category of Reserve Members

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES
207. 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 Keith Ferry	Councillor David Gawn

208. Right of Members to Speak:

RESOLVED: To note that there were no requests to speak from Members who were not Members of the Committee.

209. Declarations of Interest:

RESOLVED: To note the following declaration of interest made by a Member present relating to business to be transacted at this meeting:

- (i) Planning application 2/11 – 20 Fallowfield, Stanmore, HA7 3DF
 Councillor Marilyn Ashton declared a prejudicial interest in the above item in that she had previously declared a prejudicial interest in a neighbouring property. Accordingly, she would leave the room and take no part in the discussion or decision-making on the item.

210. 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 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.

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

211. Minutes:

RESOLVED: That the minutes of the meeting held on 27 February 2008 be taken as read and signed as a correct record.

212. **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 respectively.

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

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

214. **Representations on Planning Applications:**

RESOLVED: That, in accordance with the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution), representations were received in respect of item 2/01 on the list of planning applications.

215. **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.

216. **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.

217. **Consultation on the Proposed Local Validation Requirements for Planning Applications:**

The Committee considered a report on the new arrangements for validating planning applications in connection with the use of the new national electronic standard planning application form (1APP), which was being introduced with effect from 6 April 2008.

RESOLVED: That (1) the requirements of the Environment Agency, English Heritage and Thames Water be incorporated into Harrow's local validation list of requirements for planning applications;

(2) the validation requirements, with incorporated consultation responses, be adopted as Harrow Council's final published list of the 'Local Validation Requirements for Planning Applications' for use alongside 1APP with effect from 6 April 2008;

(3) the adopted local list be published, including on the Council's website.

218. **Member Site Visits:**

RESOLVED: That Member visits to the following sites takes place on Friday 2 May 2008 from 6.30 pm:

2/05 – Stella Maris, 39 Oakhill Avenue, Pinner, HA5 3DL.

2/06 – 32 Oakhill Avenue, Pinner, HA5 3DN.

(Note: The meeting, having commenced at 6.30 pm, closed at 7.54 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/3266/07/DFU

LOCATION: 17 Winscombe Way, Stanmore, HA7 3AX

APPLICANT: Mrs Emma Simons

PROPOSAL: Single / Two-Storey Rear Extension, Front Porch, Conversion of Garage to Habitable Room with External Alterations, Rear Dormer.

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

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

LIST NO: 2/02 **APPLICATION NO:** P/3969/07/DFU

LOCATION: 137 Whitchurch Lane, Edgware, HA8 6NZ

APPLICANT: Bala Kylassum

PROPOSAL: Rear Dormer; Conversion to Two Flats; Widening of Vehicle Access.

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 and the following:

(i) inserting Condition 8 to read:

The development hereby permitted shall not be occupied or used until all the works detailed in the application, to include the subdivision of the rear garden into two parts and the provision of the rear bin stores, have been completed in accordance with the permission granted unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure a satisfactory form of development.

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

LIST NO: 2/03 **APPLICATION NO:** P/4054/07/DFU

LOCATION: The Old Coachworks Land to the Rear of 1-7 Whitefriars Drive, Harrow Weald, HA3 5HJ

APPLICANT: Stablewood Ltd

PROPOSAL: Three Storey Block of 8 Flats With Associated Parking and Landscaping.

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 for it to be recorded that the decision to grant the application was unanimous].

LIST NO: 2/04 **APPLICATION NO:** P/3374/07/DAD

LOCATION: The Case is Altered Public House, 28 Old Redding, Harrow Weald, HA3 6SE

APPLICANT: Mark Douglas

PROPOSAL: Externally Illuminated Freestanding Sign and Wall Sign, 2 x Non-Illuminated Free Standing Signs.

DECISION: DEFERRED to await revised plans.

LIST NO: 2/05 **APPLICATION NO:** P/4259/07/DFU

LOCATION: Stella Maris, 39 Oakhill Avenue, Pinner, HA5 3DL

APPLICANT: Tarlochan Ghatorhe

PROPOSAL: Redevelopment to Provide 2/3 Storey Block With Basement of 3 Self Contained Flats, With Parking in Basement and Bin Store at Side (and Access).

DECISION: DEFERRED for a Member Site Visit.

LIST NO: 2/06 **APPLICATION NO:** P/0326/08/DFU

LOCATION: 32 Oakhill Avenue, Pinner, HA5 3DN

APPLICANT: Anwar Hasham Graham

PROPOSAL: Demolition of Existing Dwelling House and Redevelopment to Provide 2 x 2 Storey Detached Dwellings with Integral Garages and New Vehicular Accesses.

DECISION: DEFERRED for a Member Site Visit.

LIST NO: 2/07 **APPLICATION NO:** P/0488/08/DFU

LOCATION: 107 Waverley Road, South Harrow, HA2 9RQ

APPLICANT: Deso Abglade

PROPOSAL: Conversion of Dwelling House to Two Flats; External Alterations to Front and Rear.

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 and the following:

(i) inserting Condition 8 to read:

The development hereby permitted shall not be occupied or used until all the works detailed in the application, to include the sub-division of the rear garden into two parts and the provision of the rear bin stores, have been completed in accordance with the permission granted unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure a satisfactory form of development.

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

LIST NO: 2/08 **APPLICATION NO:** P/0277/08/DFU

LOCATION: 62 Belmont Lane, Stanmore, HA7 2PZ

APPLICANT: Feeny (London Ltd)

PROPOSAL: Redevelopment to Provide Single / Two Storey Dwelling house With Rooms in Roofspace and Integral Garage (Revised).

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 and the following: (i) inserting Condition 14 to read: The development hereby permitted shall not commence until a scheme for: (a) the storage and disposal of refuse/waste (b) and vehicular access thereto has been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained. REASON: To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties. [Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].
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LIST NO:	2/09	APPLICATION NO:	P/0411/07/DFU
LOCATION:	15 Bromefield, Stanmore, HA7 1AA		
APPLICANT:	David Singh		
PROPOSAL:	First Floor Side, Single and Two Storey Rear Extension.		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informative reported. [Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].		

LIST NO:	2/10	APPLICATION NO:	P/0070/08/DAD
LOCATION:	Sainsbury's Supermarket, 13 The Broadway, Elm Park, Stanmore, HA7 4DA		
APPLICANT:	Sainsbury's Supermarkets Ltd		
PROPOSAL:	2 x Internally Illuminated Name Signs, 1 x Non-Illuminated Name Sign, 3 x Non Illuminated 'Welcome' Wall Signs, and 1 x Non Illuminated ATM Surround Sign.		
DECISION:	DEFERRED to await revised plans.		

LIST NO:	2/11	APPLICATION NO:	P/3556/07/DFU
LOCATION:	20 Fallowfield, Stanmore, HA7 3DF		
APPLICANT:	Mr and Mrs Z Mosafi		
PROPOSAL:	Replacement Detached Two Storey House with Two Front Dormers, Three Rear Rooflights and Accommodation in Roofspace.		
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. [Notes: (1) The Chairman, Councillor Marilyn Ashton, having declared a prejudicial interest in this item and left the room, the Vice-Chairman, Councillor Joyce Nickolay, took the Chair. Upon conclusion of the item, Councillor Marilyn Ashton resumed the Chair.		

(2) The Committee wished for it to be recorded that the decision to grant the application was unanimous].

(See also Minute 209).

LIST NO: 2/12 **APPLICATION NO:** P/4037/07/CDP
LOCATION: Former Government Offices, Honeypot Lane, Stanmore
APPLICANT: Berkeley Urban Renaissance Ltd
PROPOSAL: Details of Compensatory Flood Storage Works Measures Pursuant to Condition 29 of Planning Permission Ref: P/2317/06/CFU allowed on Appeal 12 November 2007 (Redevelopment for 798 Residential Units (including 40% affordable housing), 959 Square Metres Class A1 / A2 / A3 / A4 / A5 / D1 and D2 Floorspace; 7927 Square Metres of B1 (A), (B), (C) Floorspace).
DECISION: APPROVED the details of Condition 29, as described in the application.
 [Note: The Committee wished for it to be recorded that the decision to approve the details of the condition was unanimous].

LIST NO: 2/13 **APPLICATION NO:** P/4036/07/CDP
LOCATION: Former Government Offices, Honeypot Lane, Stanmore
APPLICANT: Berkeley Urban Renaissance Ltd
PROPOSAL: Details of Surface Water Control Measures Pursuant to Condition 28 of Planning Permission Ref: P/2317/06/CFU Allowed on Appeal 12 November 2007 (Redevelopment for 798 Residential Units (including 40% affordable housing), 959 Square Metres M Class A1 / A2 / A3 / A4 / A5 / D1 and D2 Floorspace; 7927 Square Metres of B1 (A), (B), (C) Floorspace).
DECISION: DEFERRED to allow clearance of the proposal by the Environment Agency.

LIST NO: 2/14 **APPLICATION NO:** P/4040/07/CDP
LOCATION: Former Government Offices, Honeypot Lane, Stanmore
APPLICANT: Berkeley Urban Renaissance Ltd
PROPOSAL: Details of the Maintenance Regime for the Flood Storage Works Pursuant to Condition 30 of Planning Permission Ref: P/2317/06/CFU Allowed on Appeal 12 November 2007 (Redevelopment for 798 Residential Units [including 40% Affordable Housing], 959 Square Metres A1 / A2 / A3 / A4 / A5 / D1 and D2 Floorspace; 7927 Square Metres of B1 (A), (B), (C) Floorspace).
DECISION: APPROVED the details of Condition 30, as described in the application.
 [Note: The Committee wished for it to be recorded that the decision to approve the details of the condition was unanimous].
