
REPORT OF STRATEGIC PLANNING COMMITTEE

MEETING HELD ON 10 OCTOBER 2007

Chairman: * Councillor Marilyn Ashton

Councillors: * Mrinal Choudhury * Julia Merison
 * Graham Henson (2) * Narinder Singh Mudhar
 * Thaya Idaikkadar * Joyce Nickolay
 * Manji Kara (1)

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

[Note: Councillor Mrs Kinnear also attended this meeting to speak on the item indicated at Minute 139 below].

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES
138. 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 Don Billson Councillor Keith Ferry	Councillor Manji Kara Councillor Graham Henson

139. Right of Members to Speak:

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

<u>Councillor</u>	<u>Agenda item</u>
Councillor Mrs Kinnear	Planning application 1/05

140. Declarations of Interest:

RESOLVED: To note that there were no declarations of interests made by Members in relation to the business transacted at this meeting.

141. Arrangement of Agenda:

RESOLVED: That (1) in accordance with the provisions of the Local Government Act 1985, the following item/information be admitted to the agenda by reason of the special circumstances and grounds for urgency stated:

<u>Agenda Item</u>	<u>Special Circumstances / Reasons 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.

and;

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

142. **Minutes:**
RESOLVED: That the minutes of the meeting held on 10 September 2007 be taken as read and signed as a correct record.
143. **Public Questions:**
RESOLVED: To note that no public questions were put at the meeting under the provisions of Committee Procedure Rule 19.
144. **Petitions:**
RESOLVED: To note the receipt of the following petition which was referred to the Head of Planning for consideration:
- (i) Petition objecting to planning application P/1702/07/CFU – Cedars Hall, Chicheley Road, Harrow
Mrs Moriarty presented the above petition, which had been signed by 506 people.
145. **Deputations:**
RESOLVED: To note that no deputations were received at the meeting under the provisions of Committee Procedure Rule 17.
146. **References from Council and other Committees/Panels:**
RESOLVED: To note that there were no references from Council or other Committees or Panels to be received at this meeting.
147. **Representations on Planning Applications:**
RESOLVED: To note that no representations in relation to planning applications on the agenda were received at the meeting.
148. **Planning Applications Received:**
RESOLVED: That authority be given to the Chief Planning Officer to issue the decision notices in respect of the applications considered, as set out in the schedule attached to these minutes.
149. **Planning Appeals Update:**
The Committee received a report of the Chief Planning Officer which listed those appeals being dealt with and those awaiting decision.
RESOLVED: That the report be noted.
150. **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 8.05 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

SECTION 1 – MAJOR APPLICATIONS

LIST NO:	1/01	APPLICATION NO:	P/1907/07/CFU
LOCATION:	Land rear of 72 Bridge Street, Pinner, HA5 3HZ		
APPLICANT:	Planning Potential for Zed Homes		
PROPOSAL:	Redevelopment: Construction of 30 flats; amenity space and two disabled parking spaces		
DECISION:	REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the following reasons: <ul style="list-style-type: none"> (i) The proposal represents an unacceptable form of development resulting in an unsatisfactory quality of residential environment, which would not integrate well with the neighbouring buildings within the locality, contrary to PPS 3 and HUDP policies D4 and D5. (ii) The development, by reason of its relationship with the commercial development to the rear of Bridge Street, would result in an unsatisfactory outlook to the detriment of the amenities of the future occupiers, contrary to PPS 3 and HUDP policy D4. <p>[Note: The Head of Planning had recommended that the above application be granted].</p>		

LIST NO:	1/02	APPLICATION NO:	P/2286/07/DFU
LOCATION:	Kadwa Patidir Centre, Kenmore Avenue, Harrow, HA3 8LU		
APPLICANT:	PTP Architects for Kadwa Patidir Samaj UK Ltd		
PROPOSAL:	Two storey extensions to community hall to provide dining hall and ancillary facilities involving alterations to provide additional car parking		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported. <p>[Note: The Committee wished it to be recorded that the decision to grant the application was unanimous].</p>		

LIST NO:	1/03	APPLICATION NO:	P/2348/07/DFU
LOCATION:	Carter House, Parr Road, Stanmore, HA7 1LE		
APPLICANT:	Barker Parry 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:	DEFERRED to enable further consultation.		

LIST NO:	1/04	APPLICATION NO:	P/2476/07/CFU
LOCATION:	West Coast Main Line adj. Wyevale Garden Centre, Headstone Lane, Harrow, HA2 6NB		
APPLICANT:	David Moss for Network Rail		
PROPOSAL:	Formation of railway maintenance compound track access		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the condition and informative reported. <p>[Note: The Committee wished it to be recorded that the decision to grant the application was unanimous].</p>		

LIST NO:	1/05	APPLICATION NO:	P/1288/07/CFU
LOCATION:	Land adjacent to Arches, Roxeth Green Avenue, South Harrow		
APPLICANT:	Bell Cornwell for ZED Homes Ltd		
PROPOSAL:	Construction of 3 storey office building with undercroft parking, 18 solar panels and 7 micro wind turbines		
DECISION:	REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the following reasons: <ul style="list-style-type: none">(i) The development would represent an unsatisfactory contribution towards the overall redevelopment of the area, would rely entirely for its setting on neighbouring sites and would detract from the high quality of the development of the Biro House site, contrary to PPS 3 and HUDP policy D4.(ii) The undercroft parking area would not have any natural surveillance and would give rise to a risk of crime or fear of crime, contrary to HUDP policy D4 and Section 17 of the Crime and Disorder Act 1998.		
	[Notes: (1) The Committee wished it to be recorded that the decision to refuse the application was unanimous;		
	(2) the Head of Planning had recommended that the above application be granted].		
