
REPORT OF STRATEGIC PLANNING COMMITTEE

MEETING HELD ON 7 NOVEMBER 2007

Chairman: * Councillor Marilyn Ashton

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

* Denotes Member present

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES

151. **Attendance by Reserve Members:**

RESOLVED: To note that there were no Reserve Members in attendance.

152. **Right of Members to Speak:**

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

153. **Declarations of Interest:**

RESOLVED: To note that no interests were declared.

154. **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.

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

155. **Minutes:**

RESOLVED: That the minutes of the meeting held on 10 October 2007 be taken as read and signed as a correct record.

156. **Public Questions:**

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

157. **Petitions:**

RESOLVED: To note receipt of the following petition:

- (i) Petition concerning planning application P/1702/07 Cedars Hall, 30 unit (68 bed) emergency accommodation
 Mrs Frances Pickersgill presented the above petition, which had been signed by two people.

(See also Minute 166).

158. **Deputations:**
RESOLVED: To note that no deputations were received at the meeting under the provisions of Committee Procedure Rule 17.
159. **References from Council and other Committees/Panels:**
RESOLVED: To note that no references to be received.
160. **Representations on Planning Applications:**
RESOLVED: To note that no requests for representations had been received.
161. **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.
162. **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.
163. **11 Wakehams Hill, Pinner:**
The Committee received a report of the Group Manager (Planning and Development) in respect of the above, which proposed an amendment to a reason for refusal made by the Development Management Committee on 25 January 2007.
RESOLVED: To amend the wording of reason for refusal number 1 for planning reference P/1082/06/CFU to read as follows:

"The proposal will give rise to an unacceptable loss of trees, and will be contrary to Harrow Unitary Development Plan policies EP28 paragraph 3.106 and EP29 which state that the Council should resist applications for development which would impair the integrity of part of any tree mass or spine".
164. **Reporting of Urgent Non-Executive Decision: 341A Northolt Road, Harrow:**
The Committee received an information report of the Director of Legal and Governance Services in respect of the above.
RESOLVED: That the report be noted.
165. **Member Site Visits:**
RESOLVED: To note that there were no Members site visits to be arranged.
166. **Any Other Urgent Business:**
(i) **Cedars Hall – Planning Application P/1702/07**
A petition having been presented in relation to the above planning application, the Chairman reported, for the benefit of the petitioners, that the application had been withdrawn that day.
RESOLVED: That the above be noted.

(See also Minute 157).

(Note: The meeting, having commenced at 6.30 pm, closed at 7.18 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

SECTION 1 – MAJOR APPLICATIONS

LIST NO:	1/01	APPLICATION NO:	P/2604/07/CFU
LOCATION:	5-11 Manor Road, Harrow		
APPLICANT:	DPP for Bewley Homes plc and Princegate Estates plc		
PROPOSAL:	Demolition of four houses, construction of 2 houses and 12 x 2 bed flats, access, car parking and landscaping		
DECISION:	REFUSED permission for the development described in the application and submitted plans, for the following reasons:		
	(i)	The proposed form of development, by reason of poor and unsatisfactory design and layout, would be incongruous in the street scene and out of rhythm with the pattern of development in the locality, which is typically flatted development or semi-detached large family dwellings, to the detriment of the visual amenities of the neighbouring properties contrary to HUDP policy D4 and PPS 3.	
	(ii)	The proposed siting of the hard surfacing for the car parking would be too dominant within the rear garden and amenity space and would adversely affect the enjoyment and use of the garden area to the detriment of the amenities of the future occupiers contrary to HUDP policy D5.	
		[Notes: (1) Councillors Marilyn Ashton, Don Billson, Julia Merson Narinder Mudhar and Joyce Nickolay wished to be recorded as having voted for the application to be refused;	
		(2) the Head of Planning had recommended that the above application be granted].	

LIST NO:	1/02	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 (su-generis use) with ancillary offices and off street parking		
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].	

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO:	2/01	APPLICATION NO:	P/2651/07/CFU
LOCATION:	Oxhey Lane Farm, The Avenue, Harrow		
APPLICANT:	Mark Matthews for Thames Water		
PROPOSAL:	Temporary site construction compound for a period of 12 months (in relation to sewer upgrade at The Avenue)		
DECISION:	WITHDRAWN by applicant.		
