



# STRATEGIC PLANNING COMMITTEE

## WEDNESDAY 5 DECEMBER 2007

### SUPPLEMENTAL COMMITTEE AGENDA

#### AGENDA - PART I

**Guidance Note for Members of the Public Attending the Strategic Planning Committee** (Pages 1 - 2)

1. **Attendance by Reserve Members:**

To note the attendance at this meeting of any duly appointed Reserve Members.

Reserve Members may attend meetings:-

- (i) to take the place of an ordinary Member for whom they are a reserve;
- (ii) where the ordinary Member will be absent for the whole of the meeting; and
- (iii) the meeting notes at the start of the meeting at the item 'Reserves' that the Reserve Member is or will be attending as a reserve;
- (iv) if a Reserve Member whose intention to attend has been noted arrives after the commencement of the meeting, then that Reserve Member can only act as a Member from the start of the next item of business on the agenda after his/her arrival.

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

To agree requests to speak from Councillors who are not Members of the Committee, in accordance with Committee Procedure 4.1.

3. **Declarations of Interest:**

To receive declarations of personal or prejudicial interests, arising from business to be transacted at this meeting, from:

- (a) all Members of the Committee, Sub Committee, Panel or Forum;
- (b) all other Members present in any part of the room or chamber.

4. **Arrangement of Agenda:**  
 (a) To consider whether any item included on the agenda should be considered with the press and public excluded because it contains confidential information as defined in the Local Government Act 1972;  
 (b) to receive the addendum sheets and to note any applications which are recommended for deferral or have been withdrawn from the agenda by the applicant.
- Enc. 5. **Minutes:** (Pages 3 - 6)  
 That the minutes of the meeting held on 7 November 2007 be taken as read and signed as a correct record.
6. **Public Questions:**  
 To receive questions (if any) from local residents/organisations under the provisions of Committee Procedure Rule 19 (Part 4B of the Constitution).
7. **Petitions:**  
 To receive petitions (if any) submitted by members of the public/Councillors.
8. **Deputations:**  
 To receive deputations (if any) under the provisions of Committee Procedure Rule 17 (Part 4B) of the Constitution.
9. **References from Council and other Committees/Panels:**  
 To receive references from Council and any other Committees or Panels (if any).
10. **Representations on Planning Applications:**  
 To confirm whether representations are to be received, under Committee Procedure Rule 18 (Part 4B of the Constitution), from objectors and applicants regarding planning applications on the agenda.
11. **Planning Applications Received:**  
 Report of the Head of Planning - circulated separately.
- Enc. 12. **Planning Appeals Update:** (Pages 7 - 12)  
 Report of the Head of Planning – for information.
13. **Member Site Visits:**  
 To arrange dates for Member site visits that have been agreed during the course of the meeting (if any).
14. **Any Other Urgent Business:**  
 Which cannot otherwise be dealt with.
- Enc. 15. **Section 106 Agreement - William Ellis Sports Ground:** (Pages 13 - 16)  
 Report of the Director of Planning, Development and Enterprise

*Note: In accordance with the Local Government (Access to Information) Act 1985, the following agenda item has been admitted late to the agenda by virtue of the special circumstances and urgency detailed below:-*

<u>Agenda item</u>	<u>Special Circumstances/Grounds for Urgency</u>
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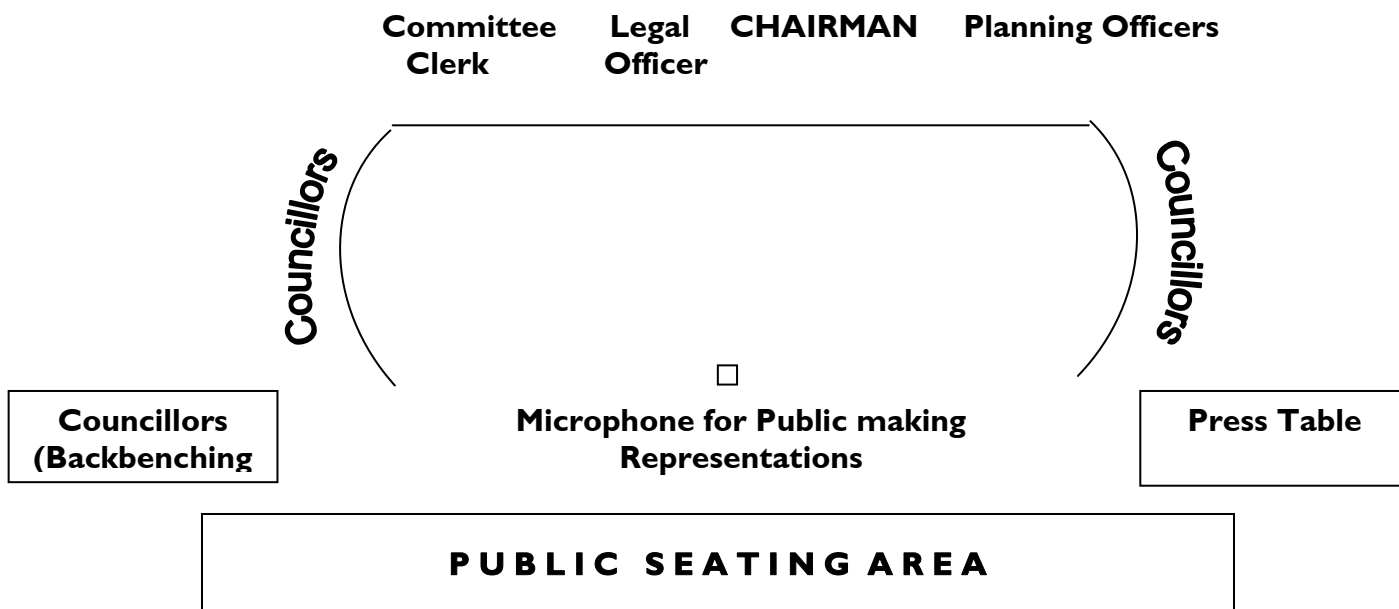
15. Section 106 Agreement in respect of William Ellis Sports Ground, Camrose Avenue, Edgware (P/1282/07/CFU)	Members are requested to consider this item, as a matter of urgency, to approve an extension of time to enable settlement and execution of a Section 106 Agreement relating to William Ellis Sports Ground, Camrose Avenue (the Site).
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**AGENDA - PART II**

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## GUIDANCE NOTE FOR MEMBERS OF THE PUBLIC ATTENDING THE STRATEGIC PLANNING COMMITTEE

### Typical Committee Room Layout (for Committee Rooms 1&2)



### Order of Committee Business

It is the usual practice for the Committee to bring forward, to the early part of the meeting, those planning applications where notice has been given that objectors wish to speak, or where members of the public have come to hear the debate.

You will find a slip of paper on your seat for you to indicate which item you have come for. This should be handed to the Committee Administrator prior to the start of the meeting.

Although the Committee will try to deal with the application which you are interested in as soon as possible, often the agendas are quite long and the Committee may want to raise questions of officers and enter into detailed discussion over particular cases. This means that you may have to wait some time. The Committee may take a short break around 8.30 pm.

### Rights of Objectors/Applicants to Speak at Strategic Planning Committee

Please note that objectors may only speak if they requested to do so before 5pm on the working day before the meeting. In summary, where a planning application is recommended for grant by the Group Manager (Planning and Development), a representative of the objectors may address the Committee for up to 3 minutes.

Where an objector speaks, the applicant has a right of reply.

Planning Services advises neighbouring residents and applicants of this procedure.

The Strategic Planning Committee is a formal quasi-judicial body of the Council with responsibility for determining applications, hence the need to apply rules governing the rights of public to speak. Full details of this procedure are also set out in the "**Guide for Members of the Public Attending the Strategic Planning Committee**" which is available in both the Planning Reception or by contacting the Committee Administrator (tel 020 8424 1269). This guide also provides useful information for Members of the public wishing to present petitions, deputations or ask public questions, and the rules governing these procedures at the Strategic Planning Committee.

## **Addendum Sheet**

In addition to this agenda, an Addendum Sheet is produced on the day of the meeting. This updates the Committee on any additional information received since the formal agenda was published and also identifies any applications which have been withdrawn by applicants or which officers are recommending for deferral. Copies of the Addendum are available for the public in the Committee Room from approximately 6.00 pm onwards.

## **Decisions taken by the Strategic Planning Committee**

**Set out below are the types of decisions commonly taken by this Committee**

### **Refuse permission:**

Where a proposal does not comply with the Council's (or national) policies or guidance and the proposal is considered unacceptable, the Committee may refuse planning permission. The applicant can appeal to the Secretary of State against such a decision. Where the Committee refuse permission contrary to the officer recommendation, clear reasons will be specified by the Committee at the meeting.

### **Grant permission as recommended:**

Where a proposal complies with the Council's (or national) policies or guidance and the proposal is considered acceptable, the Committee may grant permission. Conditions are normally imposed.

### **Minded to grant permission contrary to officer's recommendation:**

On occasions, the Committee may consider the proposal put before them is acceptable, notwithstanding an officer recommendation of refusal. In this event, the application will be deferred and brought back to a subsequent meeting. Renotification will be carried out to advise that the Committee is minded to grant the application.

### **Defer for a site visit:**

If the Committee decides that it can better consider an application after visiting the site and seeing the likely impact of a proposal for themselves, the application may be deferred until the next meeting, for an organised Member site visit to take place.

### **Defer for further information/to seek amendments:**

If the Committee considers that it does not have sufficient information to make a decision, or if it wishes to seek amendments to a proposal, the application may be deferred to a subsequent meeting.

### **Grant permission subject to a legal agreement:**

Sometimes requirements need to be attached to a planning permission which cannot be dealt with satisfactorily by conditions. The Committee therefore may grant permission subject to a legal agreement being entered into by the Council and the Applicant/Land owner to ensure these additional requirements are met.

***(Important Note: This is intended to be a general guide to help the public understand the Strategic Planning Committee procedures. It is not an authoritative statement of the law. Also, the Committee may, on occasion, vary procedures).***

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**REPORT OF STRATEGIC PLANNING COMMITTEE**

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**MEETING HELD ON 7 NOVEMBER 2007**

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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**

<b>LIST NO:</b>	1/01	<b>APPLICATION NO:</b>	P/2604/07/CFU
<b>LOCATION:</b>	5-11 Manor Road, Harrow		
<b>APPLICANT:</b>	DPP for Bewley Homes plc and Princegate Estates plc		
<b>PROPOSAL:</b>	Demolition of four houses, construction of 2 houses and 12 x 2 bed flats, access, car parking and landscaping		
<b>DECISION:</b>	REFUSED permission for the development described in the application and submitted plans, for the following reasons: <ul style="list-style-type: none"> <li>(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.</li> <li>(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.</li> </ul> <p>[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;</p> <p>(2) the Head of Planning had recommended that the above application be granted].</p>		

<b>LIST NO:</b>	1/02	<b>APPLICATION NO:</b>	P/2348/07/DFU
<b>LOCATION:</b>	Carter House, Parr Road, Stanmore, HA7 1LE		
<b>APPLICANT:</b>	Barker Parry Town Planning Ltd. for L Lynch Holdings Ltd		
<b>PROPOSAL:</b>	Use of warehouse building (B8 use class) as plant hire / lorry hire service (su-generis use) with ancillary offices and off street parking		
<b>DECISION:</b>	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>		

**SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT**

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

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**LIST DATE: 26-Nov-07**

## APPEALS BEING DEALT WITH

WRITTEN REPRESENTATIONS	LOCAL REF:	OFFICER	QUESTIONNAIRE DUE/SENT	STATEMENT DUE	
110 Nibthwaite Road, Harrow	P/1959/07/3713	GL	Sent 01.11.07	29.11.07	
23 Northwick Park Road, Harrow	P/1443/07/3715	GL	Sent 09.11.07	07.12.07	
Ravensholt, 12 Mount Park Road (Enf)	ENF/353/03/P/3717	SSB	Sent 13.11.07	11.12.07	
32 Rusland Park Road, Harrow (Enf)	ENF/519/05/3720	SSB	Sent 21.11.07	21.12.07	
14-40 Headstone Drive, Wealdsone (Adv)	P/2826/07/3721	RM	N/A	30.11.07	
39 Lowlands Court, Lowlands Road (Adv)	P/2040/07/3722	ST	N/A	29.11.07	
470 Rayners Lane, Pinner	P/3430/07/3723	RM	Due 29.11.07	24.12.07	
1 Winchester Road	P/1725/07/3724	LW	Due 30.11.07	25.12.07	
106 Headstone Road	P/2162/07/3725	GL	Due 29.11.07	24.12.07	
252 Streatfield Road	P/1644/07/3726	LW	Due 29.11.07	24.12.07	
14 Roxeth Green Avenue (Enf)	ENF/744/05/P/3727	SSB	Due 28.11.07	24.12.07	

HEARINGS	LOCAL REF:	OFFICER	STATEMENT DUE/SENT	HEARING DATE	HEARING VENUE
R/O 123-135 Whitchurch Lane	P/1017/06/3579	MRE	Sent 05.04.07	11.12.07	Committee Room 6
11 Wakehams Hill, Pinner	P/1082/06/3594	OH	Sent 03.05.07	20.11.07	Committee Room 6
55 Gordon Avenue, Stanmore	P/3305/06/3604	ML	Sent 01.05.07	12.12.07	Committee Rooms 1 & 2
	P/1757/07/3696		Sent 26.10.07		
The Studio, 47 High Street, Pinner	P/3482/06/3613	DC3	Sent 22.06.07	18.12.07	Committee Room 3
	P/3484/06/3614				
	P/3476/06/3615				
1-26 Sunset House, Grant Road, Harrow	P/1905/06/3623	SW	Sent 15.06.07	22.01.08	West wing Conf Rm
Garages adj 1 & 2 Malcolm Court and Land adj 24 & 25 Malcolm Court	P/0264/07/3627	MRE	Sent 27.06.07	05.02.08	Committee Room 6
	P/0268/07/3628				
99 Headstone Road, Harrow	P/0778/07/3659	SW2	Sent 13.08.07	06.02.08	West Wing Conf Rm
99 Headstone Road, Harrow	P/0778/07/3659	SW2	Sent 13.08.07	06.02.08	West Wing Conf Rm
25 Elms Road	P/0572/07/3667	JW	Sent 23.08.07	26.02.07 off	Committee Room 3
4 Elm Park, Stanmore	P/1276/07/3704	TEM	Sent 13.11.07		

Pages 5 of 10  
 10/11/07

37 Norwood Drive, Harrow (enforcement)	ENF/692/06/3685	GW	Due 05.12.07	09.04.08	West Wing Conf Rm
<b>PUBLIC INQUIRIES</b>	<b>LOCAL REF:</b>	<b>OFFICER</b>	<b>STATEMENT DUE/SENT</b>	<b>INQUIRY DATE</b>	<b>INQUIRY VENUE</b>
Comfort Inn, Northwick Park Road	P/0009/07/3616	RP1	Sent 29.05.07	12.02.08	Council Chamber
4 Aylwards Rise (enforcement)	ENF/0282/07/P/3689		Due 19.10.07	08.01.08	Committee Rooms 1&2
	ENF/0353/07/P/3690				

## APPEALS AWAITING DECISION

<b>WRITTEN REPRESENTATIONS</b>	<b>LOCAL REF:</b>	<b>OFFICER</b>	<b>STATEMENT SENT</b>	<b>FINAL COMMENTS DUE (LPA &amp; APPELLANT ONLY)</b>	<b>SITE VISIT DATE/TIME</b>
73 Belsize, Harrow	P/1513/06/3610	SW	30.04.07	Expired	
1-4 Eaton Court, Westfield Park	P/2880/06/3612	JW	16.05.07	Expired	18.09.07 @ 15.30
36A Bridge Street, Pinner	P/3192/06/3619	SB	03.05.07 (Q)	Expired	
27 Verwood Road, Harrow	P/2781/06/3682	FP	03.09.07(Q)	Expired	20.11.07 @ 13:00
7 Risingholme Road, Harrow	P/0802/07/3660	SW2	17.07.07 (Q)	Expired	Notify Tony McNulty
318 Pinner Road	P/2911/06/3666	BA	20.07.07 (Q)	Expired	
1 The Meadow Way	P/1327/07/3662	GL	25.07.07 (Q)	Expired	
238 Kenmore Avenue, Harrow	P/0913/07/3661	AD	25.07.07 (Q)	Expired	06.11.07 @ 12:30
8 Ingleby Drive	P/3284/06/3664	OH	25.07.07 (Q)	Expired	06.11.07 @ 12:00
33 Kenton Park Crescent	P/3643/06/3663	AD	25.07.07 (Q)	Expired	
Garages at Summit Close	P/2035/06/3648	ML1	31.07.07	Expired	
71 Bouveries Road, Harrow (enforcement)	ENF/788/04/P/ 3656	NR	09.08.07	Expired	
84 Sandringham Crescent	P/2844/06/3674	AG	10.08.07 (Q)	Expired	05.11.07 @ 15:00
67 London Road, Stanmore	P/3433/06/3675	AD	10.08.07 (Q)	Expired	21.11.07 @10:00
42 Sidney Road, Harrow	P/1427/07/3678	GL	13.08.07 (Q)	Expired	06.11.07 @ 11:00
8 Lansdowne Road, Stanmore	P/1293/07/3679	MRE	13.08.07 (Q)	Expired	06.11.07 @ 09.45
2 Walton Avenue, Harrow	P/0450/07/3676	DT	22.08.07 (Q)	Expired	20.11.07 @ 14:00
Green Court, Orley Farm Road, Harrow	P/1468/07/3677	SB	22.08.07 (Q)	Expired	21.11.07 @ 11:00
4 Ingleby Drive	P/1132/07/3665	RM	23.08.07	Expired	
7 Sancroft Road (enforcement)	ENF/236/04/P/3668	NR	24.08.07	Expired	
3 Hodgkins Mews, Stanmore	P/0043/07/3669	RB	24.08.07	Expired	06.11.07 @ 10:00

The Stables, Pinner Hill Farm, Pinner Hill Rd	P/0588/07/3680	LC3	24.08.07 (Q)	Expired	05.12.07 @ 11:15
	P/0586/07/3681	RM2			
2 Fauna Close, Stanmore	P/0233/07/3673	ML1	10.09.07	Expired	21.11.07 @ 09.30
6 The Middle Way, Harrow	P/1521/07/3684	GL	11.09.07 (Q)	Expired	
91 Harrow View, Harrow	P/3303/06/3683	BA	11.09.07 (Q)	Expired	
Land Rear of 51 Kings Road	P/0703/07/3686	RM	19.09.07 (Q)	Expired	
37 High Street, Harrow on the Hill (Advert)	P/0409/07/3698	SB5	21.09.07		File with enf
1 Marlborough Hill, Harrow	P/1389/07/3688	BA	21.09.07 (Q)	Expired	
65 Eastcote Road, Pinner	P/1045/07/3691	RM	24.09.07 (Q)	Expired	03.12.07 @ 12:00
5 Ferndown Close	P/1750/07/3692	GL	24.09.07 (Q)	Expired	03.12.07 @ 15:30
742 Kenton Lane	P/0208/07/3693	BA	26.09.07 (Q)	Expired	
2 Malcolm Court, Stanmore	P/1653/07/3695	MRE	27.09.07 (Q)	Expired	04.12.07 @ 12:00
91 Drake Road, Harrow	P/1444/07/3697	SB5	01.10.07 (Q)	Expired	
432 Alexandra Avenue, Harrow	P/0251/07/3699	RM	03.10.07 (Q)	23.11.07	
Land R/O Chester Court, Sheepecote Road	P/0200/07/3701	BA	05.10.07 (Q)	Expired	03.12.07 @ 14:00
2 Whitehall Road	P/0555/07/3700	BA	05.10.07 (Q)	27.11.07	
?6 Hillside Crescent, Harrow	P/1888/07/3702	RM	15.10.07 (Q)	30.11.07	
3 Bradenham Works, Bradenham Road,	P/0911/07/3706	TEM	17.10.07 (Q)	05.12.07	
'5 Roxeth Green Avenue	P/0881/07/3687	RM	18.10.07	Expired	
Compass House, Pynacles Close (Office)	P/1587/07/3703	DT2	19.10.07 (Q)	04.12.07	
113 College Hill Road, Harrow	P/0194/07/3705	BA	22.10.07 (Q)	07.12.07	
24 Bentley Way, Stanmore	P/1456/07/3707	LW	22.10.07 (Q)	05.12.07	
250 Uxbridge Road, Hatch End	P/1090/07/3709	SW	23.10.07 (Q)	10.12.07	
180A Honeypot Lane, Stanmore	P/3528/06/3710	LW	23.10.07 (Q)	03.12.07	
Compass House, Pynacles Cl (flats)	P/0032/07/3694	MRE	24.10.07	07.11.07	
16 Kenneth Gardens, Stanmore	P/1762/07/3712	JB	24.10.07 (Q)	12.12.07	
48 Evelyn Drive, Pinner	P/1765/07/3708	ST	30.10.07 (Q)	10.12.07	
36 Goodhall Close, Stanmore	P/1758/07/3714	JB	07.11.07 (Q)	26.12.07	
98 Marsh Road, Pinner	P/1485/07/3711	RM	12.11.07	03.12.07	
Ground Coffee Service, 105 Nibthwaite Rd.	P/2011/07/3719	BA?	15.11.07 (Q)	03.01.08	
The Last Post, 424 Alexandra Avenue	P/2065/07/3716	JK	16.11.07 (Q)	31.12.07	
199 Eastcote Lane, Harrow	P/0518/07/3718	MRE	16.11.07 (Q)	02.01.08	
<b>HEARINGS</b>	<b>LOCAL REF:</b>	<b>OFFICER</b>	<b>STATEMENT DUE/SENT</b>	<b>HEARING DATE</b>	<b>LOCATION</b>
36 Suffolk Road	P/0701/07/3571	GL	Sent 22.02.07	30.10.07	Committee Rooms

	P/1283/07/3572				1&2
<b>PUBLIC INQUIRIES</b>	<b>LOCAL REF:</b>	<b>OFFICER</b>	<b>STATEMENT DUE/SENT</b>	<b>INQUIRY DATE</b>	<b>LOCATION</b>
Government Buildings, Honeypot Lane	P/2317/06/3565	RP1	Sent 31.01.07	17.07.07	Council Chamber
Land Adj Edgware Brook	P/2246/06/3566				

## DECISIONS (since 01.05.07)

	<b>LOCAL REF:</b>	<b>OFFICER</b>	<b>DECISION</b>	<b>DATE</b>	
39 Longcroft Road, Stanmore	P/1576/06/3549	MRE	DISMISSED	04.05.07	
Outside Leefe Robinson P.H, Uxbridge Rd	P/3108/06/3606	SW	WITHDRAWN	04.05.07	
2 Broadfields Court, Broadfields, Harrow	P/824/06/3544	OH	DISMISSED	15.05.07	
319 Rayners Lane, Harrow	P/2051/06/3574	RM2	ALLOWED	30.05.07	
92-94 Welldon Crescent, Harrow	P/2887/06/3586	SW2	DISMISSED	12.06.07	
Land at Fentiman Way, South Harrow	P/2993/06/3582	OH	DISMISSED	18.06.07	
14 St. Brides Avenue, Edgware	P/3071/06/3583	MRE	DISMISSED	13.06.07	
1 Moorcroft Way, Pinner	P/2048/06/3577	SB5	DISMISSED	21.06.07	
Wendela Court, Sudbury Hill	P/1452/06/3590	OH	ALLOWED	11.06.07	
454 Alexandra Ave, Rayners Lane	P/764/06/3575	RM2	ALLOWED	20.06.07	
R/O 282 High Road, Harrow Weald	P/2566/06/3573	SW2	DISMISSED	19.06.07	
68 Canons Drive, Edgware	P/2014/06/3570	ML1	ALLOWED	20.06.07	
60 Nibthwaite Rd, Harrow	P/1732/06/3569	SW2	DISMISSED	06.06.07	
36 Church Avenue, Pinner	P/2565/06/3568	SB5	DISMISSED	06.06.07	
34 Borrowdale Avenue, Harrow	P/2494/06/3567	SW2	DISMISSED	06.06.07	
87 Kingsfield Avenue, Harrow	P/3299/06/3585	KMS	ALLOWED	13.06.07	
287-293(ODD) Whitchurch Lane, Edgware	P/3309/06/3599	DT2	ALLOWED	02.07.07	
3A Buckingham Road, Edgware	P/1536/06/3581	MRE	DISMISSED	04.07.07	
45 Howberry Road, Edgware	P/2318/06/3584	AB4	DISMISSED	04.07.07	
61-63 Lake View, Edgware	P/2681/06/3576	AB4	ALLOWED	09.07.07	
65 Church Lane, Harrow	P/1454/06/3578	JW	DISMISSED	09.07.07	
3 West Drive Gardens, Harrow	P/2337/05/3468	BA	ALLOWED	09.07.07	
Mount Park Road (Gates)	P/1879/06/3657	OH	WITHDRAWN	09.07.07	
60 Hillbury Avenue, Kenton	P/1625/06/3593	AB4	ALLOWED	11.07.07	
427-431 Rayners Lane, Pinner	P/3000/05/3580	KMS	DISMISSED	26.07.07	

3 Aylwards Rise, Stanmore	P/3088/06/3592	MRE	ALLOWED	26.07.07
30 Wellesley Road, Harrow	P/3181/06/3591	KMS	ALLOWED	01.08.07
7 Stroud Gate, South Harrow	P/1442/06/3587	RM2	DISMISSED	02.08.07
3 Broadway Parade, Pinner Road	P/1675/06/3601	JW	DISMISSED	02.08.07
24 Holmdene Avenue, Harrow	P/1540/06/3588	KMS	ALLOWED	08.08.07
18 St. Margarets Avenue, Harrow	P/3080/06/3589	OH	ALLOWED	08.08.07
56 & 58 Turner Road, Edgware	P/2380/06/3598	RB3	DISMISSED	14.08.07
159 Canterbury Road	P/1161/06/3596	JW	ALLOWED	16.08.07
Priory House, Clamp Hill, Stanmore	P/2300/06/3608	TBW	ALLOWED	17.08.07
	P/2299/06/3609	LW		
Yasmine Cottage, 3 Wolverton Road	P/1693/06/3607	AB4	DISMISSED	20.08.07
Land to Rear of, 47-51 Gayton Road, Harrow	P/2813/06/3655	RP1	WITHDRAWN	20.08.07
40 Vernon Drive, Stanmore	P/931/06/3560	ML1	DISMISSED	22.08.07
51 Holmdene Avenue, Harrow	P/709/06/3595	SW	DISMISSED	28.08.07
The Croft, Nugents Park, Hatch End	P/2400/06/3605	AB4	ALLOWED	07.09.07
70 Graham Road, Harrow	P/3458/06/3620	GL	DISMISSED	07.09.07
54 Colburn Avenue, Hatch End	P/2959/06/3636	GL	ALLOWED	12.09.07
12-22 Herga Road, Harrow	P/0672/07/3633	GL	DISMISSED	12.09.07
54-256 Uxbridge Road	P/1989/06/3597	JW	DISMISSED	17.09.07
32 Rusland Park Road, Harrow (Enf.)	ENF/519/05/P/3647	NR	WITHDRAWN	17.09.07
19 Cunningham Park, Harrow	P/3644/06/3631	GL	ALLOWED	18.09.07
5 Caddis Close, Stanmore	P/2974/06/3617	MRE	ALLOWED	18.09.07
1 Constable Gardens, Edgware	P/3477/06/3618	MRE	DISMISSED	18.09.07
2 Drake Road, Harrow	P/2017/06/3602	RM	DISMISSED	18.09.07
20 The Avenue, Harrow Weald	P/1643/06/3635	SW2	ALLOWED	19.09.07
R/O 26-28 High Street, Wealdstone	P/3114/06/3611	JW	DISMISSED	19.09.07
323 Harrow View, 33 & 34 Pinner Pk Gdns	P/0349/07/3638	FP	DISMISSED	21.09.07
36A Bridge Street, Pinner	P/3192/06/3619	SB	DISMISSED	24.09.07
43 Park Lane, South Harrow	P/3558/06/3622	RV	DISMISSED	26.09.07
85A Whitchurch Lane, Edgware	P/2653/06/3625	ML1	DISMISSED	27.09.07
3A Boxmoor Road, Kenton	P/2811/06/3637	AD	ALLOWED	28.09.07
Pinner Court, Pinner Road	P/2517/06/3634	GL	ALLOWED	01.10.07
86 & 88 Whitmore Road (High Hedges)	ENF/153/06/H/3630	NR	PART ALLOWED	03.10.07
20 Bentley Way, Stanmore	P/1851/06/3642	LW	DISMISSED	09.10.07
72 Uxbridge Road, Harrow Weald	P/2776/06/3646	GL	DISMISSED	09.10.07
2 Belsize Road, Harrow	P/2393/06/3621	GL	DISMISSED	12.10.07

12 Cotman Gardens, Edgware	P/3588/06/3653	RB	DISMISSED	15.10.07
16 Shaldon Road, Edgware	P/3129/06/3632	ML1	DISMISSED	16.10.07
6 Orley Farm Road, Harrow	P/2535/06/3626	OH	DISMISSED	17.10.07
61 Kenton Park Crescent, Kenton	P/0226/07/3624	AD	DISMISSED	17.10.07
399 Northolt Road	P/3405/06/3639	NR	DISMISSED	19.10.07
43 Grasmere Gardens	P/0535/07/3629	GL	DISMISSED	23.10.07
43 Grasmere Gardens, Harrow	P/3240/06/3603	KMS	DISMISSED	23.10.07
Ranmoor, Royston Grove, Pinner	P/0502/07/3658	GL	ALLOWED	23.10.07
3 Mountbel Road, Stanmore	P/0540/07/3643	AD	DISMISSED	29.10.07
50 Bessborough Road	P/3199/06/3644	OH	DISMISSED	29.10.07
7-9 Stanmore Hill	P/0416/07/3645	ML1	ALLOWED	29.10.07
8 Welbeck Road	P/2029/06/3641	OH	ALLOWED	05.11.07
320 Uxbridge Road, Hatch End	P/0072/07/3640	RV	DISMISSED	05.11.07
16 Church Road, Stanmore	P/3474/06/3649	MRE	ALLOWED	05.11.07
	P/3589/06/3650			
110 College Hill Road	P/0739/07/3670	GL	ALLOWED	07.11.07
36 Park Drive	P/3023/06/3651	SW2	ALLOWED	07.11.07
35 Southdown Crescent, Harrow	P/0701/07/3671	RM	DISMISSED	08.11.07
19-21 High Street, Wealdstone	P/3573/06/3652	GL	DISMISSED	08.11.07
17 Westwood Ave, Harrow	P/2629/06/3654	RV	ALLOWED	13.11.07
1 The Meadow Way	P/1327/07/3662	GL	DISMISSED	13.11.07
Townsend House, 160 Northolt Road	P/1283/07/3672	DC	DISMISSED	16.11.07





Meeting:	Strategic Planning Committee
Date:	5 December 2007
Subject:	Section 106 Agreement in respect of William Ellis Sports Ground, Camrose Avenue, Edgware (P/1282/07/CFU)
Key Decision: (Executive-side only)	No
Responsible Officer:	Graham Jones, Director of Planning, Development and Enterprise
Portfolio Holder:	Councillor Marilyn Ashton
Exempt:	No
Enclosures:	None

## Section 1 – Summary and Recommendations

This report seeks an extension of time to complete a Section 106 Agreement relating to William Ellis Sports Ground, Camrose Avenue (the Site). On 10 September 2007, the Strategic Planning Committee granted planning permission in respect of the Site subject to the applicant entering into a Section 106 Agreement on the approved heads of terms within three months.

### **Recommendations:**

The Committee is requested to resolve to extend the time for completion of the Section 106 Agreement for the Site by a period of three months from 9 December 2007 (when it expires) until 9 March 2008.

### **Reason: (For recommendation)**

To enable settlement and execution of the Section 106 Agreement.

## **Section 2 – Report**

- 2.1 On 10 December 2007, the Strategic Planning Committee resolved to grant planning permission for the construction on the Site of a one form primary school, external parking, access and car parking subject to completion of a Section 106 Agreement within three months of the committee date. The date for completion is due to expire on Sunday, 9 December 2007.
- 2.2 The broad terms for the Section 106 approved by Committee include (amongst others) a significant contribution of £500,000 for the improvement of football facilities at the retained part of William Ellis Sports Ground and shared use of the school's playing facilities once constructed. These were material planning considerations for Committee. It is therefore essential to settle the detailed provisions in the most effective manner for the Council.
- 2.3 Whilst negotiations of the Section 106 between the applicant and the Council have progressed well, it appears unlikely that the detailed provisions for the aforementioned obligations can be settled in time to formalise execution and completion of the Agreement by Friday, 7 December 2007 (the last working day before the time limit expires).
- 2.4 The parties appear close to resolution of the outstanding issues relating to the Section 106. To facilitate resolution, formal execution and completion of the Section 106 Agreement, Committee is requested to extend the time for completion of the Section 106 Agreement for the Site by a period of three months from 9 December 2007 (when it expires) until 9 March 2008.

### **Financial Implications**

- 2.5 The proposed recommendation raises no financial implications.

### **Performance Issues**

- 2.6 The proposed decision does not impact on performance.

### Section 3 - Statutory Officer Clearance

Name: Steve Tingle.	<input checked="" type="checkbox"/>	on behalf of the* Chief Financial Officer
Date: 5 December 2007		
Name: Jessica Farmer	<input checked="" type="checkbox"/>	on behalf of the* Monitoring Officer
Date: 5 December 2007		

### Section 4 - Contact Details and Background Papers

Contact: Suzan Yildiz, Planning Lawyer, ext 5239.

Background Papers:

Officer Report to Strategic Planning Committee dated 10 September 2007

Minutes of Strategic Planning Committee dated 10 September 2007

If appropriate, does the report include the following considerations?

1.	Consultation	NO
2.	Corporate Priorities	NO

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