
REPORT OF STRATEGIC PLANNING COMMITTEE

MEETING HELD ON 6 FEBRUARY 2008

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
194. Attendance by Reserve Members:

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

195. Right of Members to Speak:

RESOLVED: To note that no Members, who were not Members of the Committee, had requested to speak at the meeting.

196. 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.

197. Arrangement of Agenda:

RESOLVED: That 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 enable Members to consider all information relevant to the items before them.

198. Minutes:

RESOLVED: That the minutes of the meeting held on 16 January 2008, be taken as read and signed as a correct record.

199. 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 (Part 4B of the Constitution) respectively.

200. 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.

201. Representations on Planning Applications:

RESOLVED: To note that no requests for representations had been received.

202. **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.

203. **Planning Appeals Update:**

The Committee received a report from the Head of Planning which listed those appeals being dealt with and those awaiting decision.

RESOLVED: That the report be noted.

204. **Local Validation Requirements for Planning Applications: Draft for Consultation - January 2008:**

The Committee received a report of the Director of Planning, Development and Enterprise which informed members of a proposed consultation with key stakeholders on new arrangements for validating planning applications in connection with the use of the new national electronic standard planning application form (1APP) being introduced from 6 April 2008.

In response to questions, it was noted that:

- applications could still be made on paper-based systems;
- there would be links with the HARP project;
- it was the responsibility of the Applicant to find the required information; and
- the list could be reviewed after three years.

RESOLVED: That (1) a 6 week consultation on the local criteria for validating applications, prior to the adoption of the new national electronic standard planning application form (1APP) on 6 April 2008 be agreed;

(2) to report back to Development Management Committee on 2 April 2008 on the outcome of the consultation and present the resultant final version of the "Local Validation Requirements for Planning Applications" for adoption and publication prior to 6 April 2008.

205. **Member Site Visits:**

RESOLVED: To note that there were no Member site visits to be arranged.

206. **Chairman's Announcements:**

The Chairman made two announcements:

1. **Letter from the Department of Communities and Local Government**

The Chairman expressed dissatisfaction that a response to her letter to Ruth Kelly regarding Permitted Development Rights had been received ten months later, without the designation of the signatory, and providing no further information on the matter.

2. **The Planning Bill**

The Chairman informed the Committee that one of the provisions of the Planning Bill was for planning appeals for minor developments to be heard by a panel of local councillors rather than by a planning inspector.

She had written to the Chairman of the LGA, in consultation with the Leader and Deputy Leader, expressing concern at the funding implications for Local Authorities and issues arising from Members deciding appeals.

The Committee discussed the implications of the implementation of such a provision which, in its opinion, would materially affect the role of Members in the planning function. The Director of Planning, Development and Enterprise reported that Government had accepted that independent planning advice would be required by a Committee considering planning appeals.

(Note: The meeting, having commenced at 6.30 pm, closed at 7.55 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

SECTION 1 – MAJOR APPLICATIONS

LIST NO: 1/01 **APPLICATION NO:** P/3429/07/CFU/AF
LOCATION: Land At 1-4 Eaton Court, Westfield Park, Hatch End
APPLICANT: Preston Bennett
PROPOSAL: Redevelopment of Site to Provide a Three-Storey Building to provide 11 Flats with Basement Car Parking
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the renumbering of the conditions in order to delete the second Condition 16.

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

LIST NO: 1/02 **APPLICATION NO:** P/3214/07/CFU/DT2
LOCATION: Equitable House, Lyon Road, Harrow
APPLICANT: P And Angel Properties Ltd
PROPOSAL: Change of Use of Part of Office Block to Residential to Provide 32 Residential Units With a Two Storey Extension at Roof Level and a Seven Storey Extension and Retention of 1920 Sqm of B1 Floor Space (Resident Permit Restricted)
DECISION: DEFERRED at the request of the officers for further information.

LIST NO: 1/03 **APPLICATION NO:** P/4111/07/CFU/AF
LOCATION: 90-100 Pinner Road, Harrow
APPLICANT: R Dalia
PROPOSAL: Conversion of 1st Floor and Roof Extension to Create New 2nd Floor With Flat Roof to Provide 12 x 2 Bedroom Units Above Existing Commercial Unit.
DECISION: GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum.

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

LIST NO: 1/04 **APPLICATION NO:** P/3963/07/CFU/DT2
LOCATION: Oxhey Lane Farm, Oxhey Lane, Pinner
APPLICANT: London Borough of Harrow Environmental Services
PROPOSAL: Construction of Earth Embankment, Culverts and Associated Structures and a Flood Diversion Ditch to Provide Flood Storage Area.
DECISION: GRANTED permission for the development described in the application and submitted plans.

[Note: The Committee wished for 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/2719/07/DFU/JK
LOCATION: 19 - 23 High Street, Pinner
APPLICANT: Starbucks Coffee Co (Uk) Ltd
PROPOSAL: New Shopfront on High Street and Bishops Walk
DECISION: DEFERRED to the next meeting to enable clarification of the proposals.

LIST NO: 2/02 **APPLICATION NO:** P/2717/07/DAD/JK
LOCATION: 19 - 23 High Street, Pinner
APPLICANT: Starbucks Coffee (Uk) Ltd
PROPOSAL: Externally Illuminated Fascia and Projecting Signs
DECISION: DEFERRED to the next meeting.

LIST NO: 2/03 **APPLICATION NO:** P/4014/07/DDP/DT2
LOCATION: Former Government Offices Site, Honeypot Lane, Stanmore
APPLICANT: Berkeley Urban Renaissance Ltd
PROPOSAL: Details of Tree and Hedgerow Survey Required By Condition 7 of Planning Permission Ref: P/2317/06/Cfu
DECISION: GRANT permission for the development described in the application and submitted plans.

LIST NO: 2/04 **APPLICATION NO:** P/0057/08/DFU/MRE
LOCATION: Alleyway Entrance At Station Parade, Northolt Road, South Harrow
APPLICANT: Jackie McCormack
PROPOSAL: Provision of Alley Gates to the Rear of Station Parade, Adjacent to 1 Alexandra Parade and 2 and 4 Alexandra Avenue.
DECISION: Subject to consultation response, GRANT permission for the development described in the application submitted and submitted plans.
