
REPORT OF STRATEGIC PLANNING COMMITTEE

MEETING HELD ON 16 APRIL 2008

Chairman: Councillor Marilyn Ashton

Councillors: * Robert Benson (3) * Thaya Idaikkadar
 * Don Billson * Julia Merison
 * Keith Ferry * Narinder Singh Mudhar
 * Graham Henson (2) * Joyce Nickolay (Vice Chairman in
 (the Chair))

* Denotes Member present
 (2) and (3) Denote category of Reserve Members

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES

 219. **Attendance by Reserve Members:**

RESOLVED: To note the attendance at this meeting of the following duly appointed Reserve Members:-

Ordinary Member

Councillor Marilyn Ashton
 Councillor Mrinal Choudhury

Reserve Member

Councillor Robert Benson
 Councillor Graham Henson

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

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

 221. **Declarations of Interest:**

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

 222. **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:-

Agenda item

Addendum

Special Circumstances / Grounds for Urgency

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.

 223. **Minutes:**

RESOLVED: That the minutes of the meeting held on 17 March 2008 be taken as read and signed as a correct record.

 224. **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.

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

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

226. **Representations on Planning Applications:**

RESOLVED: That, in accordance with the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution), representations be received in respect of item 1/01 on the list of planning applications.

[Note: Subsequently, planning application 1/01 was deferred, and so the representations were not received].

227. **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.

228. **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.

229. **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 7.33 pm).

(Signed) COUNCILLOR JOYCE NICKOLAY
Vice Chairman in the Chair

SECTION 1 – MAJOR APPLICATIONS

LIST NO: 1/01 **APPLICATION NO:** P/3214/07/CFU/DT2

LOCATION: Equitable House, Lyon Road, Harrow, HA1 2EW

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 square metres of B1 floor space (resident permit restricted).

DECISION: DEFERRED at the request of officers.

LIST NO: 1/02 **APPLICATION NO:** P/0186/08/CFU/AF

LOCATION: Park High School, Thistlecroft Gardens, Stanmore, HA7 1PL

APPLICANT: Harrow Council

PROPOSAL: Extension of existing school to provide new 2 storey sixth form centre and additional playground area.

DECISION: GRANTED permission for the development described in the application, as amended on the addendum, subject to the conditions and informative reported and the following:

(i) deleting Condition 2.

(ii) amending Condition 8 (previously Condition 9) to read:

The development hereby permitted shall not commence until details of a scheme for generating 10% of the predicted energy requirement of the development from on-site renewable resources had been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development was first occupied and shall thereafter be retained so that it provided the required level of generation.

REASON: To ensure the development meets the basic requirements of London Plan policies 4A.1 and 4A.7.

[Note: The Committee made a request to the applicant that additional lockers be provided in the proposed development].

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/0336/08/DFU/MRE

LOCATION: 8 Whittington Way, Pinner, HA5 5JT

APPLICANT: Mr Enus

PROPOSAL: Change of use of shop (class A1) to restaurant (class A3); ventilation flue and refuse storage at rear and external alterations to rear and shopfront.

DECISION: GRANTED permission for the development described in the application, as amended on the addendum, subject to the conditions and informative reported.

LIST NO: 2/02 **APPLICATION NO:** P/4036/07/DDP/DC3

LOCATION: Former Government Offices Site, Honeypt Lane, Stanmore, HA7 1BB

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 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 28, as described in the application.

LIST NO: 2/03 **APPLICATION NO:** P/4035/07/DDP/DC3

LOCATION: Former Government Offices Site, Honeypot Lane, Stanmore, HA7 1BB

APPLICANT: Berkeley Urban Renaissance Ltd

PROPOSAL: Details of surface water storage / attenuation works required by condition 26 of planning permission reference: P/2317/06/CFU

DECISION: APPROVED the details of condition 26, as described in the application.

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

LIST NO: 4/01 **APPLICATION NO:** P/0393/08/CNA/DT2

LOCATION: Stonegrove and Spur Road Estates, Edgware, HA8 8BT

APPLICANT: London Borough Of Barnet

PROPOSAL: Outline: demolition of existing buildings; construction of 937 residential unites, community hall, church and church hall with new access off spur road and reopening access off Stonegrove.

DECISION: RESOLVED: To inform the London Borough of Barnet, the Greater London Authority and Transport for London that Harrow Council objects to this application having an unacceptable impact on the Borough of Harrow for the following reason:

1. The proposed access road to the development from Stonegrove will have an adverse effect on highway safety and prejudice the free flow of traffic on this London Distributor Road contrary to HUDP policy T 15 and national planning guidance (PPG 13).
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