Graham Henson (2)

REPORT OF STRATEGIC PLANNING COMMITTEE

MEETING HELD ON 14 MAY 2008

Chairman: * Councillor Marilyn Ashton

Councillors: * Robert Benson

Don Billson * Julia Merison
Mrinal Choudhury * Joyce Nickolay

Keith Ferry

* Denotes Member present

(2) Denotes category of Reserve Members

[Note: Councillor Eileen Kinnear, Councillor Narinder Singh Mudhar, Councillor Navin Shah and Councillor Tom Weiss also attended this meeting to speak on the item indicated at Minute 242 below].

PART I - RECOMMENDATIONS - NIL

240. Attendance by Reserve Members:

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

Ordinary Member Reserve Member

Councillor Thaya Idaikkadar Councillor Graham Henson

241. Appointment of Vice Chairman:

RESOLVED: To appoint Councillor Joyce Nickolay as Vice-Chairman of the Strategic Planning Committee for the 2008/2009 Municipal Year.

242. Right of Members to Speak:

It was moved and seconded that, due to the volume of major applications on the agenda and the number of members of the public who had indicated their wish to speak, one Councillor, who was not a Member of the Committee, be allowed to speak for a maximum of five minutes on each item with preference being given to ward councillors.

RESOLVED: That, in accordance with Committee Procedure Rule 4.1, the following Councillors, who were not Members of the Committee, were allowed to speak on the agenda item indicated:

<u>Councillor</u> <u>Planning Application</u>

Councillor Narinder Singh Mudhar Planning Application 1/02 & 1/03 (Gayton

Road)

Councillor Thomas Weiss Planning Application 1/04
Councillor Eileen Kinnear Planning Application 1/06
Councillor Navin Shah Planning Application 1/10

243. **Declarations of Interest:**

RESOLVED: To note that the following interests were declared:

Agenda Item Member Nature of Interest

Items 1/02 and 1/03 Councillor Thomas Councillor Thomas Weiss declared Weiss a prejudicial interest in the

a prejudicial interest in the application because he rented office space in the area. Accordingly, he would leave the room and take no part in the discussion or decision

making process.

Items 1/10 Councillor Navin Councillor Navin Shah declared a Shah

personal interest in the application because he was a resident on the edge of the town centre close to the

site.

Items 1/02, 1/03, 1/07 Councillor Eileen Councillor Eileen Kinnear declared

and 1/08 Kinnear personal interests as follows: item 1/02 she owned property and lived in the Town Centre and knew a resident in the application site area, items 1/07 and 1/08 she had been requested by the Governors to

present a petition.

Item 1/02 Councillor Marilyn Councillor Marilyn Ashton declared a personal interest in the application Ashton

because she knew a resident in the

application site area.

244. 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 Special Circumstances / Grounds for Urgency

This contained information relating to various items on the agenda and was based on information received after the dispatch of the Addendum

agenda. It was admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision. (It was advised that the last two paragraphs for

item 1/09 on page 10 related to item 1/10.)

4. Minutes The minutes of the meeting held on 16 April

2008 and the Special meeting on 7 May 2008 were not available at the time the agenda was printed due to the need for consultation. It was admitted to the agenda in order to allow the minutes to be approved at the earliest

opportunity.

11. Planning Applications

Planning applications 1/10 and 1/11 were deferred from the Special Strategic Planning Committee meeting on 7 May 2008. Therefore the reports were not printed and circulated on the main agenda for the meeting on 14 May 2008. They were admitted to the agenda to enable the applications to be determined as a

matter of urgency.

15. Appointment of Vice The item had been omitted from the agenda. It

was admitted to the agenda to allow a Vice-Chairman to be appointed for the Municipal

Year 2008/09.

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

245. Minutes:

RESOLVED: That the Chairman be given the authority to sign the minutes of the meeting held on 16 April 2008 and the Special meeting held on 7 May 2008, as a correct record of those meetings.

246. **Public Questions and Deputations:**

Received

Chairman

RESOLVED: To note that no public questions were put or deputations received at this meeting under the provisions of Committee Procedure Rules 19 and 17 respectively.

247. **Petitions:**

RESOLVED: To note the receipt of the following petition:

1. <u>Petition against planning permission for the building of the new Harrow College on Lowlands Recreation Ground (ref: P/0707/08/CFU</u>

The petition, which had been signed by 49 people, was presented by the Lead Petitioner.

248. References from Council and other Committees/Panels:

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

249. Representations on Planning Applications:

RESOLVED: That (1) in accordance with the provisions of Committee Procedural Rule 18, representations be received in respect of items 1/01, 1/02, 1/03, 1/04, 1/10 and 1/11;

(2) in accordance with the provisions of Committee Procedure Rule 18, a maximum of two speakers be permitted to address the Committee on each item and the length of time for representations be for a maximum of five minutes each.

250. 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.

251. 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.

252. Member Site Visits:

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

253. Termination of Meeting:

In accordance with the provisions of Committee Procedure Rule 14, it was

RESOLVED: At (1) 10.55 pm to continue until 11.00 pm;

(2) at 11.00 pm to continue until 11.45 pm.

(Note: The meeting, having commenced at 6.30 pm, closed at 11.30 pm).

(Signed) COUNCILLOR MARILYN ASHTON Chairman

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: GRANTED permission for the development described in the application and

submitted plans subject to a legal agreement, as amended on the

Addendum, the conditions and informative reported.

(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/4126/07/CFU/DC3

LOCATION: Gayton Road Car Park, Gayton Library & Sonia Court, Gayton Road,

Harrow, HA1 2HH

APPLICANT: Fairview New Homes & Mount Anvil

PROPOSAL: Redevelopment To Provide 383 Flats In 5 Blocks Ranging Between 4 & 10

Storeys In Height, 200 Public Car Parking Spaces & 81 Residents Parking Spaces In The Basement, 383 Covered Cycle Parking Bays, 13 Motorcycle Spaces, Landscaping, Amenity & Playspace (Resident Permit Restricted)

DECISION: GRANTED permission for the development described in the application and

submitted plans subject to a legal agreement and the Direction of the Mayor of London, as amended on the Addendum, the conditions and informative

reported.

LIST NO: 1/03 **APPLICATION NO:** P/1254/08/CFU/DC3

LOCATION: Gayton Road Car Park, Gayton Library & Sonia Court, Gayton Road,

Harrow, HA1 2HH

APPLICANT: Fairview New Homes & Mount Anvil

PROPOSAL: Redevelopment To Provide 383 Flats In 5 Blocks Ranging Between 4 & 10

Storey's In Height, 200 Public Car Parking Spaces & 81 Residents Parking Spaces In The Basement, 383 Covered Cycle Parking Bays, 13 Motorcycle Spaces, Landscaping, Amenity & Playspace (Resident Permit Restricted)

(Duplicate Application).

DECISION: GRANTED permission for the development described in the application and

submitted plans subject to a legal agreement and the Direction of the Mayor of London, the conditions and informatives reported as amended on the

Addendum.

[Note: During discussion on the above item, it was moved and seconded that the application be refused. Upon being put to a vote, this was lost.)

LIST NO: 1/04 APPLICATION NO: P/0707/08/CFU/DT2

LOCATION: Former Lowlands Road Recreation Ground And Part Of Existing Harrow

College, Lowlands Road, Harrow, HA1 3AQ

APPLICANT: Harrow College

PROPOSAL: Redevelopment Of Harrow College In An 8 To 10 Storey Building On

Adjacent Site At Lowlands Road Recreation Ground To Provide 33,970 Sqm Of Floorspace For Up To 4,000 Students, Replacement And Reconfiguration

Of 0.97 Hectare Of Metropolitan Open Land (Mol), Creation Of New Access At Station Approach, Basement Car Parking, Cycle And Minibus Parking And Associated Landscaping.

DECISION:

GRANTED permission for the development described in the application and submitted plans subject to a legal agreement, advertisement/referral to the Government Office for London, the Direction of the Mayor of London, the conditions and informatives reported as amended on the Addendum.

[Note: (1) During discussion on the above item, it was moved and seconded that the application be deferred. Upon being put to a vote, this was lost.

(2) The Committee wished for it to be recorded that the decision to grant the application was taken five Councillors for and three abstaining.

LIST NO: 1/05 APPLICATION NO: P/0877/08/CFU/AF

LOCATION: Whitmore High School, Porlock Avenue, Harrow

APPLICANT: Harrow Council

PROPOSAL: Construction Of 18 Single-Storey And Two-Storey Portacabin Units To

Provide Temporary Classrooms And Ancillary Facilities Within Existing

School Site Involving A Total Gross Floor Area Of 4515.6m2.

DECISION: GRANTED permission for the development described in the application and

submitted plans, subject to the conditions and informatives reported and

amended on the Addendum and the following:

(1) Insertion of condition 6 to read:

The development hereby permitted shall not commence until details of the provision for attenuation against externally generated noise and vibration have been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that adequate precautions are taken to avoid noise nuisance and to safeguard the amenity of residents.

(Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous)

LIST NO: 1/06 **APPLICATION NO:** P/0892/08/COU/AF

LOCATION: Whitmore High School, Porlock Avenue, Harrow

APPLICANT: Harrow Council

PROPOSAL: Outline: Redevelopment To Provide New Two And Three-Storey Building

Along With Indoor And Outdoor Sports And Recreational Facilities, Internal

Roads And Footpaths, Access And Parking, And Ancillary Facilities.

DECISION: GRANTED permission for the development described in the application and

submitted plans, subject to the conditions and informatives reported and

amended on the Addendum.

[Note: The Committee wished for it to be recorded that the decision to grant

the application was unanimous)

LIST NO: 1/07 **APPLICATION NO:** P/0917/08/CFU/DC3

LOCATION: St. Anselms R.C. School Roxborough Park, Harrow On The Hill, HA1 3BE

APPLICANT: St. Anselms R C Primary School

PROPOSAL: Part Demolition Of Existing Buildings And An Extension To Provide

New/Main Entrance And Administration Block On The North Eastern Frontage, An Extension On The South Western Elevation To Provide Additional Hall Space, New Classrooms, Group Space, Library And Ancillary Facilities Along With The Reconfiguration And Refurbishment Of Existing

Facilities, New Multi Use Games Area And Means Of Enclosure.

DECISION: GRANTED permission for the development described in the application and

submitted plans, subject to the conditions and informatives reported and

amended on the Addendum.

(Note:During discussion on the above item, it was moved and seconded that Members undertake a site visit. Upon being put to a vote, this was lost.

LIST NO: 1/08 **APPLICATION NO:** P/0954/08/CCA/DC3

LOCATION: St. Anselms R.C. School Roxborough Park, Harrow on the Hill, HA1 3BE

St. Anselms R C Primary School **APPLICANT:**

Partial Demolition Of Existing Buildings And Construction Of New Teaching PROPOSAL:

Accommodation And Ancillary Facilities

DECISION: GRANTED permission for the development described in the application and

submitted plans, as amended on the Addendum, subject to the conditions

and informatives reported.

LIST NO: 1/09 **APPLICATION NO:** P/0740/08/CFU/DC3

LOCATION: 118-120 Headstone Road, HA1 1PF

APPLICANT: Mr K Sabaratnam

PROPOSAL: Retention Of 3-Storey Block Of 12 Flats With Alterations To Front & Rear

Elevations, Parking For Two Cars And Binstore To The Front (Resident

Permit Restricted)

DECISION: GRANTED permission for the development described in the application and

submitted plans, as amended on the Addendum, subject to the conditions

and informatives reported.

1/10 **APPLICATION NO:** P/0929/08/CFU/AF LIST NO:

LOCATION: Skateboard Park adjacent Leisure Centre Car Park, Christchurch Avenue,

Harrow, HA3 5BD

APPLICANT: Harrow Council

Redevelopment To Provide New Leisure Centre With Associated Car PROPOSAL:

Parking And Landscaping (Revised)

DECISION: GRANTED permission for the development described in the application and

submitted plans subject to advertisement/referral to the Government Office for London and the direction of the Mayor of London, subject to the conditions and informatives reported, as amended by the Addendum.

[Note: During discussion on the above item, it was moved and seconded that the application be refused. Upon being put to the vote, this was lost.]

LIST NO: 1/11 **APPLICATION NO:** P/0930/08/CFU/AF

Byron Park adjacent to Skateboard Park, Christchurch Avenue, Harrow, LOCATION:

HA3 5BD

APPLICANT: Harrow Council

PROPOSAL: Redevelopment To Provide Replacement Skateboard Park

DECISION: GRANTED permission for the development described in the application and

submitted plans, subject to the conditions and informatives reported and to the objections by Sport England being resolved.

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/0980/08/DDP/DC3

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

APPLICANT: Berkeley Urban Renaissance Ltd

Details Of Hard & Soft Landscaping Details Required By Condition 9 Of Planning Permission Reference: P/2317/06/Cfu Allowed On Appeal 12 November 2007 PROPOSAL:

DECISION: DEFERRED at the request of officers