
REPORT OF DEVELOPMENT MANAGEMENT COMMITTEE

MEETING HELD ON 2 MAY 2007

Chairman: * Councillor Marilyn Ashton

Councillors: * Robert Benson (2) * Manji Kara
 * Mrinal Choudhury * Narinder Singh Mudhar
 * Keith Ferry * Joyce Nickolay
 * David Gawn (1)

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

[Note: Councillors John Cowan, Paul Scott and Eric Silver also attended this meeting to speak on the items indicated at Minute 81 below].

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES
80. Attendance by Reserve Members:

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

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor Don Billson	Councillor Robert Benson
Councillor Thaya Idaikkadar	Councillor David Gawn

81. Right of Members to Speak:

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

<u>Councillor</u>	<u>Planning Application</u>
Councillor John Cowan	1/01 – Government Buildings, Honeypot Lane
Councillor Paul Scott	2/10 – Land R/O 28 Bellfield Avenue
Councillor Eric Silver	2/09 – 36 Park Drive

82. Declarations of Interest:

RESOLVED: To note the following declarations of interest made by Members present relating to business to be transacted at this meeting:

- (i) Planning application 1/01 – Government Buildings, Honeypot Lane
 Councillor Mrinal Choudhury declared a personal interest in the above application arising from the fact that he knew a member of the Canons Park Residents' Association (CAPRA). Accordingly, he would remain in the room and take part in the discussion and decision-making on the item.

Councillor John Cowan, who was not a member of the Committee, declared a personal interest in the above application arising from the fact that he was a member of CAPRA.

- (ii) Planning application 2/03 – 140 Wemborough Road, Stanmore
 Councillor Marilyn Ashton declared a prejudicial interest in the above application arising from the fact that a personal friend lived in a property which abutted the site and had objected to the proposed development. Accordingly, she would leave the room and take no part in the discussion or decision-making on the item.

- (iii) Planning application 2/08 – 496-500 Northolt Road, South Harrow
Councillor Mrinal Choudhury declared a personal interest in the above application arising from the fact that he had dined at the premises. Accordingly, he would remain in the room and take part in the discussion and decision-making on the item.

83. **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.
11. Planning Applications Received – Items P/2315/06/CFU and P/2245/06/COU	This report was deferred from the meeting of the Strategic Planning Committee held on 18 April 2007. Outstanding matters, in respect of the GLA comments, had been addressed, and Members were requested to consider this item, as a matter of urgency.
16. Revisions to Scheme of Delegations	This report was presented to the Strategic Planning Committee meeting on 18 April 2007, where Members agreed that the report be presented to the next DMC meeting, so that both SPC and DMC would have considered the recommendations.

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

84. **Minutes:**

RESOLVED: That the Chairman be given authority to sign the minutes of the meeting held on 29 March 2007 as a correct record once they have been printed in the Council Bound Minute Volume, subject to the following correction:

Item 2/13 – The Power House

Note (2) should read: "Councillors Mrinal Choudhury, David Gawn and Thaya Idaikkadar wished to be recorded as having voted against the decision to refuse the application;"

85. **Public Questions:**

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

86. **Petitions:**

RESOLVED: To note that no petitions were received at the meeting under the provisions of Committee Procedure Rule 16.

87. **Deputations:**

RESOLVED: To note that no deputations were received at the meeting under the provisions of Committee Procedure Rule 17.

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

RESOLVED: To note that no references were received.

89. **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 items 1/01, 2/09 and 2/10 on the list of planning applications.

90. **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.

91. **Enforcement Notices Awaiting Compliance:**

The Committee received a report of the Head of Planning which listed enforcement notices awaiting compliance.

RESOLVED: That the report be noted.

92. **Section 247 of the Town and Country Planning Act 1990 Stopping Up of the Highway – 1,2,3&4 Chandos Parade, Buckingham Road, Edgware:**

The Committee received a report of the Director of Planning Services which sought approval to stop up an area of highway fronting 1, 2, 3 and 4 Chandos Parade at the junction of Buckingham Road and Merlin Crescent, Edgware.

RESOLVED: That (1) officers be authorised to commence the necessary process to stop up the area of highway shown on the plan at Appendix 1 to the report of the Director of Strategic Planning, in accordance with sections 247 and 252 of the Town and Country Planning Act 1990 as amended by the Greater London Authority Act 1999;

(2) in the event that objections are made and not withdrawn within the 28 days of publication of the proposed order, that the objections be referred to the Mayor for London for determination as to whether or not a public enquiry should be held in accordance with section 252 of the Act;

(3) if there are no objections to the proposed order, or the Mayor for London decides that a public enquiry is unnecessary, that officers be authorised to proceed with the making of the order without further reference to the planning committee.

93. **Revisions to Scheme of Delegations:**

The Committee received a report of the Director of Planning Services, which sought agreement to a revised scheme of delegations.

The Director of Planning Services advised that the report had been presented to the Strategic Planning Committee (SPC) on 18 April 2007, and that the following comments had been made:

- A Member had suggested that it would be helpful if the Schedule included an explanation of the powers delegated by the Council to the planning committees, and the authority under which the Committees delegated authority to officers.
- Members had been of the view that the document should be called a "Scheme" rather than a "Schedule".

The Committee supported the comments made by SPC and

RESOLVED: That (1) the revised Schedule of Delegations be amended to incorporate an explanation of the delegated powers;

(2) the document be titled "Scheme of Delegation";

(3) the revised Scheme of Delegation, amended in accordance with the comments set out above, be agreed.

94.

Member Site Visits:

A Member having noted that a report in relation to 4 Aylwards Rise would be presented to the Committee in June 2007, it was

RESOLVED: That Member visits to the following sites would take place on Thursday 31 May 2007 from 6.00 pm:

- 2/07 – 13-15 Whitchurch Lane, Edgware
- 4 Aylwards Rise

(Note: The meeting, having commenced at 6.30 pm, closed at 8.40 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

SECTION 1 – MAJOR APPLICATIONS

LIST NO:	1/01	APPLICATION NO:	P/2315/06/CFU
LOCATION:	Government Buildings, Honeypot Lane, Stanmore		
APPLICANT:	Turley Associates for Berkeley Urban Renaissance Ltd & Dominion Housing		
PROPOSAL:	Redevelopment to provide 798 residential units (including 40% affordable housing) 959 sq m Class A1/A2/A3/A4/A5/D1 & D2 floorspace; 7927 sq m of B1 (a), (b), (c) floorspace including a business incubator centre; creation of a new access onto Whitchurch Lane; associated flood alleviation, landscaping, car parking and highway works.		
DECISION:	<p>REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the following reasons:</p> <ul style="list-style-type: none"> (i) The proposed density of development is outside the ranges set out as appropriate for suburban locations in the London Plan table 4B.1 and policy 4B.3 and, in the absence of compelling reasons to justify the deviation, is considered excessive. (ii) The proportion and mix of the affordable housing as proposed does not comply with HUDP policy H5 and London Plan policy 3A.7 and 3A.8. The requirement to provide for affordable housing arising from the development at Brockley Hill, Brockley Park (now completed) has not been taken into account satisfactorily in the overall proposal. (iii) Contrary to HUDP policy D4, the design, appearance and layout of the proposed development is unsatisfactory in this suburban context and will be out of character within the locality, which is typically of traditional design and predominantly semi-detached houses with large gardens together with a few terraced conventional style town houses and a modest number of flatted developments. (iv) The proposal, by reason of its excessive building envelope and overall density, does not provide enough amenity space to meet the needs of all ages and requirements, and would give rise to a loss of residential amenity to the future occupiers of the site, contrary to HUDP policy D5. <p>[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector, and the applicant's representative, which were noted;</p> <p>(2) during discussion on the above item, it was moved and seconded that the application be refused for the reasons given. Upon being put to a vote, this was carried;</p> <p>(3) Councillors Marilyn Ashton, Robert Benson, Manji Kara, Narinder Singh Mudhar and Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application;</p> <p>(4) Councillors Mrinal Choudhury, Keith Ferry and David Gawn wished to be recorded as having voted against the decision to refuse the application;</p> <p>(5) the Head of Planning had recommended that the above application be granted].</p> <p>(See also Minute 82).</p>		

LIST NO:	1/02	APPLICATION NO:	P/2245/06/COU
LOCATION:	Land adj. Edgware Brook & Whitchurch Lane, Honeypot Lane, Stanmore		
APPLICANT:	Turley Associates for Berkeley Urban Renaissance Ltd & Dominion Housing		
PROPOSAL:	New pedestrian access route and associated landscape works (as part of the comprehensive development of the former Government office and DVLA site).		

DECISION: REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the following reason:

- (i) The proposed footpath and landscaping, if constructed in the absence of the adjoining site, would not connect to other pedestrian routes and give rise to conditions likely to increase the risk of crime and disorder.

(See also item 1/01 above).

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/0384/07/DFU
LOCATION: 15 Pangbourne Drive, Stanmore, HA7 4QX
APPLICANT: Theresa Elf
PROPOSAL: Use of part of ground floor of dwelling house and rear garden for childminding for up to 9 children and 3 staff, from 9 am to 2 pm on Wednesdays, Thursdays and Fridays
DECISION: GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informative reported.

LIST NO: 2/02 **APPLICATION NO:** P/0607/07/DFU
LOCATION: 33 Moat Drive, Harrow, HA1 4RY
APPLICANT: P & W Associates for B Taylor
PROPOSAL: Single storey side to rear extension and demolition of existing garage
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/03 **APPLICATION NO:** P/0219/07CCO
LOCATION: 140 Wemborough Road, Stanmore, HA7 2EG
APPLICANT: Pravin Patel
PROPOSAL: Retention of 4 airconditioning units on rear elevation with acoustic enclosure
DECISION: GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informative reported.

[Notes: (1) The Chairman, Councillor Marilyn Ashton, having declared a prejudicial interest in this item and left the room, Councillor Joyce Nickolay, Vice-Chairman, took the Chair;

(2) at the conclusion of this item, Councillor Marilyn Ashton resumed the Chair].

(See also Minute 82).

LIST NO: 2/04 **APPLICATION NO:** P/0303/07/CFU
LOCATION: Gunfleet, South View Road, Pinner, HA5 3XZ
APPLICANT: Anthony J Blyth & Co for Mr & Mrs P Godfrey
PROPOSAL: Single storey rear extension
DECISION: WITHDRAWN from agenda for determination under delegated powers.

LIST NO: 2/05 **APPLICATION NO:** P/3601/06/DFU
LOCATION: 259 Station Road, Harrow, HA1 2TB
APPLICANT: Picton Jones & Co for Ablethird Ltd
PROPOSAL: Change of use of retail shop (Class A1) to adult gaming centre (Amusement Arcade) sui generis
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/06 **APPLICATION NO:** P/03377/07/DFU
LOCATION: 259 Station Road, Harrow, HA1 2TB
APPLICANT: Mr R A Gillard for Ablethird Ltd
PROPOSAL: New shopfront
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the condition and informatives reported.

LIST NO: 2/07 **APPLICATION NO:** P/2917/06/CFU
LOCATION: 13-15 Whitchurch Lane, Edgware, HA8 6JZ
APPLICANT: Jeffrey Howard Associates for P Ward Ltd
PROPOSAL: Redevelopment: Three storey building to provide five ground floor retail units, six flats on upper floors, access (revised) (Resident Permit Restricted)
DECISION: DEFERRED for a Member site visit
(See also Minute 94).

LIST NO: 2/08 **APPLICATION NO:** P/0263/07/DFU
LOCATION: 496-500 Northolt Road, South Harrow, HA2 8HA
APPLICANT: Apcar Smith Planning for Golden Sip Ltd
PROPOSAL: Variations of Condition 5 of Planning Permission WEST/211/99/FUL, and Condition 7 of Planning Permission P/1864/04CFU to allow opening from 10:30 to 00:30 the following day on Sundays to Thursdays and Bank Holidays, and from 10:30 to 01:00 the following day on Fridays and Saturdays.
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the condition and informative reported.
(See also Minute 82).

LIST NO: 2/09 **APPLICATION NO:** P/3023/06/DFU
LOCATION: 36 Park Drive, Harrow
APPLICANT: Redfern Developments
PROPOSAL: Part single, part two storey side to rear extensions, single storey front and rear extensions
DECISION: REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the following reasons:

- (i) The proposal represents an overdevelopment of the site by reason of the mass, scale and bulk of the extensions to the detriment of the visual and residential amenities of the neighbouring properties and the appearance in the street scene, given the prominence and siting of the property on the corner of Farm Avenue and Park Drive.

[Notes: (1) Prior to discussing the above application, the Committee received representations from two objectors, and the applicant's representative, which were noted;

(2) during discussion on the above item, it was moved and seconded that the application be refused for the reasons given. Upon being put to a vote, this was carried;

(3) the Committee wished it to be recorded that the vote to refuse the application was unanimous;

(4) the Head of Planning had recommended that the above application be granted].

LIST NO:	2/10	APPLICATION NO:	P/3446/06/DFU
LOCATION:	Land r/o 28 Bellfield Avenue, Harrow		
APPLICANT:	James Ross Architects for Mrs A M Lewis		
PROPOSAL:	Two storey detached dwellinghouse, parking and access via Templars Drive		
DECISION:	REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the following reasons:		
	(i) The proposal, by reason of its siting, would represent a backland development to the detriment of the character and appearance of the West Drive and Bellfield Avenue Conservation Area and would not preserve or enhance the character and appearance of the Conservation Area.		
	(ii) The loss of an attractive garden to the rear of the garden of the property would give rise to the removal of plants and trees which make a valuable contribution to the character of the area, the loss of which will be detrimental to the character and appearance of the Conservation Area and will be at odds with the overall openness of the neighbouring gardens within the locality of Bellfield Avenue.		
	[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector, and the applicant's representative, which were noted;		
	(2) during discussion on the above item, it was moved and seconded that the application be refused for the reasons given. Upon being put to a vote, this was carried;		
	(3) the Committee wished it to be recorded that the vote to refuse the application was unanimous;		
	(4) the Head of Planning had recommended that the above application be granted].		
