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**REPORT OF STRATEGIC PLANNING COMMITTEE**


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**MEETING HELD ON 16 MAY 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

[Note: Councillors Navin Shah and Bill Stephenson also attended this meeting to speak on the items indicated at Minute 86 below].

**PART I - RECOMMENDATIONS - NIL**
**PART II - MINUTES**
**83. Appointment of Chairman:**

**RESOLVED:** To note the appointment at the Annual meeting of Council on 10 May 2007 under the provisions of Council Procedure Rule 1.1 (xii) (Part 4A of the Constitution) of Councillor Marilyn Ashton as Chairman of the Strategic Planning Committee for the Municipal Year 2007/08.

**84. Attendance by Reserve Members:**

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

**85. Appointment of Vice-Chairman:**

Nominations were received and seconded for Councillors Thaya Idaikkadar and Joyce Nickolay. Having been put to a vote it was

**RESOLVED:** To appoint Councillor Joyce Nickolay as Vice-Chairman of the Strategic Planning Committee for the Municipal Year 2007/08.

**86. 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>Item</u>
Councillor Navin Shah	Agenda item 9
Councillor Bill Stephenson	Planning application 1/01

**87. 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.

**88. 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.

9.(a) References from Council and any other Committees or Panels

This report was not available at the time the agenda was printed and circulated as the reference from the Development Management Committee on 2 May 2007 required legal and financial clearance at a time which coincided with the deadline for the Strategic Planning Committee reports. Members were asked to consider this item as a matter of urgency as the reference from Council on 26 April 2007 was referred to the next meeting of the Strategic Planning Committee.

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

(3) agenda item 9(a) be considered immediately after agenda item 13.

89. **Minutes:**

**RESOLVED:** That the Chairman be given authority to sign the minutes of the meeting held on 18 April 2007 as a correct record once they have been printed in the Council Bound Minute Volume.

90. **Public Questions:**

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

91. **Petitions:**

**RESOLVED:** To note receipt of the following petition, which was referred to the Head of Planning for consideration:

- (i) Petition objecting to the intensity and density of developments submitted for the garage site next to the old Biro House site and Planning Application P/1228/07 – Land adjoining the Arches, Roxeth Green Avenue  
Councillor Mrs Kinnear presented the above petition, which had been signed by 83 people.

92. **Deputations:**

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

93. **Motion Regarding Development Control: Reference from the Meeting of Council held on 26 April 2007:**

The Committee received a reference from the Council meeting held on 26 April 2007 which requested that the following Motion in the names of Councillors Thaya Idaikkadar and Keith Ferry be considered:

“Council notes that both the Strategic Planning Committee and the Development Management Committee are quasi-judicial in nature. In the light of this it is important that all members of these committees should have equal and full access to any information and advice provided by officers and similarly for site visits, and this should take account of members’ work commitments and disabilities.

Accordingly, the Council agrees:

- To hold briefing meetings after normal working hours, not in any case before 6pm.
- To arrange site visits at times convenient to the majority of members and not dictated by the chair or members of the administration.
- To arrange site visits in a manner that cater for the access needs of all members.”

Having been put to a vote, it was

**RESOLVED:** That the motion be not adopted.

[Note: Councillors Mrinal Choudhury, Keith Ferry and Thaya Idaikkadar wished to be recorded as having voted for the motion to be adopted].

94. **Representations on Planning Applications:**

**RESOLVED:** To note that no representations in relation to planning applications on the agenda would be received.

95. **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.

96. **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.

97. **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 8.57 pm).

(Signed) COUNCILLOR MARILYN ASHTON  
Chairman



- (ii) The arrangement for disabled access is unsatisfactory and will necessitate the use of the communal residential entrance to access the lift which services Stanmore Towers, but only with an employee's assistance and on request. This will mean that the premises will not be readily accessible to the wheelchair user, which is contrary to the HUDP policy C16 and the adopted Access for All SPD.

[Notes: (1) During discussion on the above item, it was moved and seconded that the application be granted with an amendment to Condition 2 restricting the opening hours to 1030 hours to 2200 hours Sunday to Thursday. Upon being put to a vote, this was not carried;

(2) subsequently, it was moved and seconded that the application be refused for the reasons given above. Having been put to a vote, this was carried;

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

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<b>LIST NO:</b>	2/02	<b>APPLICATION NO:</b>	P/3589/06/DFU
<b>LOCATION:</b>	16 Church Road, Stanmore, HA7 4AR		
<b>APPLICANT:</b>	Creation Design and Build for Maurya Restaurant		
<b>PROPOSAL:</b>	Alterations to frontage to provide new street level entrance to basement in connection with proposed use as bowling alley and restaurant/bar		
<b>DECISION:</b>	REFUSED permission for the development described in the application and submitted plans, for the following reasons:		
	(i) The proposal, by reason of its connection with the change of use to a bowling alley, restaurant and bar, will give rise to an increase in activity and disturbance in the vicinity of the new entrance and will be detrimental to the residential amenities of the occupiers of Stanmore Towers and adjacent properties.		
	(ii) The proposal would be detrimental to the appearance of the communal entrance to Stanmore Towers.		
	[Notes: (1) During discussion on the above item, it was moved and seconded that the application be refused. Upon being put to a vote, this was carried;		
	(2) the Committee wished it to be recorded that the decision to refused the application was unanimous;		
	(3) the Head of Planning had recommended that the above application be granted].		

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### **SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL**

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<b>LIST NO:</b>	3/01	<b>APPLICATION NO:</b>	P/0414/07/CFU
<b>LOCATION:</b>	Townsend House, 160 Northolt Road, South Harrow, HA2 0PG		
<b>APPLICANT:</b>	Raymond Sims for GP Direct (Dr N Merali)		
<b>PROPOSAL:</b>	Change of use of ground floor from B1 (office) to A1 (retail) and D1 (surgery) and first and second floors from B1 to D1		
<b>DECISION:</b>	WITHDRAWN by the applicant.		

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**LIST NO:** 3/02                      **APPLICATION NO:** P/0615/07/CFU  
**LOCATION:** 287, 289, 291 and 293 Whitchurch Lane, Edgware, HA8 6RA  
**APPLICANT:** David Kann Associates for City & Metropolitan Developments Limited  
**PROPOSAL:** Demolition of existing buildings and construction of 14 flats, car park and external works (outline application)  
**DECISION:** WITHDRAWN by the applicant.

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