
REPORT OF STRATEGIC PLANNING COMMITTEE

MEETING HELD ON 25 JULY 2007

Chairman: * Councillor Marilyn Ashton

Councillors: * Don Billson * Julia Merison
 * Keith Ferry * Narinder Singh Mudhar
 * Graham Henson (2) * Joyce Nickolay
 * Thaya Idaikkadar

* Denotes Member present
 (2) Denotes category of Reserve Member

[Note: Councillors Ms Nana Asante, Mrs Margaret Davine, Mrs Kinnear, Mrs Anjana Patel and Navin Shah also attended this meeting to speak on the items indicated at Minute 110 below].

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES

 109. **Attendance by Reserve Members:**

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

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor Mrinal Choudhury	Councillor Graham Henson

 110. **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>Agenda item</u>
Councillor Mrs Kinnear	Planning application 1/01 – St Dominics 6 th Form College, Mount Park Avenue, Harrow
Councillors Ms Nana Asante, Mrs Margaret Davine, Mrs Anjana Patel and Navin Shah	Planning application 1/02 – William Ellis Sports Ground, Camrose Avenue, Edgware

[Note: Subsequently, planning applications 1/01 and 1/02 were deferred, and so the above Members did not speak].

 111. **Declarations of Interest:**

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

- (i) Agenda Item 16 – Variations to Section 106 Agreement relating to 29-33 Pinner Road, Harrow
 Councillor Graham Henson declared a personal interest in the above application arising from the fact that he was a delegate from the Council to Home Group on the Rayners Lane Estate. Accordingly, he would remain in the room and take part in the discussion and decision-making on the item.
- (ii) Agenda Item 17 – 4 Aylwards Rise, Stanmore
 Councillor Marilyn Ashton declared a prejudicial interest in the above application. Accordingly, she would leave the room and take no part in the discussion or decision-making on the item.

[Note: Subsequently, the Committee had reason to refer to agenda item 17 – 4 Aylwards Rise, Stanmore during the discussion on agenda item 8 –

Deputations. Accordingly, Councillor Marilyn Ashton also left the room and took no part in the discussion or decision-making on that item].

112. **Arrangement of Agenda:**

RESOLVED: That (1) in accordance with the provisions of the Local Government Act 1985, the following items/information be admitted to the agenda by reason of the special circumstances and grounds for urgency stated:

<u>Agenda Item</u>	<u>Special Circumstances / Reasons for Urgency</u>
Addendum	This contains 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.
16. Variations to Section 106 Agreement relating to 29-33 Pinner Road, Harrow	This report was not available at the time the agenda was printed and circulated. Members were requested to consider this item, as a matter of urgency.
17. 4 Aylwards Rise, Stanmore	This report was not available at the time the agenda was printed and circulated. Members were requested to consider this item, as a matter of urgency.

and;

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

113. **Minutes:**

RESOLVED: That the Chairman be given the authority to sign the minutes of the meeting held on 27 June 2007 as a correct record of that meeting, once printed in the Council Bound Minute Volume.

114. **Public Questions:**

RESOLVED: To note that there were no public questions to be received at this meeting under the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution).

115. **Petitions:**

The following petitions were received:

- (i) Petition objecting to the proposed redevelopment of Edgware Town Football Club into 189 residential dwellings – P/1941/07/UN
Councillor Ms Nana Asante presented the above petition, which had been signed by 35 people.

RESOLVED: That the above petition be referred to the Head of Planning for consideration.

- (ii) Petition calling for Harrow Council not to proceed with any development on the William Ellis Playing Fields
A member of the public presented the above petition, which had been signed by 1304 people.

RESOLVED: That the above petition, which related to planning application 1/02, be noted.

- (iii) Petition objecting to the conversion to flats of 27 Elmsleigh Avenue
Councillor Jeremy Zeid presented the above petition, which had been signed by 128 people.

RESOLVED: That the above petition be referred to the Head of Planning for consideration.

116. **Deputations:**

Two deputation requests were received in relation to agenda item 17 – 4 Aylwards Rise, Stanmore.

RESOLVED: That, in accordance with Committee Procedure Rule 27.1 (Part 4B of the Constitution), Committee Procedure Rule 17 be suspended to allow deputations from Mr Granger and Nishma Shah.

[Note: The Chairman, Councillor Marilyn Ashton, having declared a prejudicial interest in agenda item 17 – 4 Aylwards Rise, Stanmore, the Vice-Chairman, Councillor Joyce Nickolay, took the Chair for discussions in relation to this item. Upon conclusion of the discussions, Councillor Marilyn Ashton resumed the chair].

(See also Minutes 111 and 123).

117. **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.

118. **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 1/02 on the list of planning applications.

[Note: Subsequently, item 1/02 was deferred, and so the representation was not received].

119. **Planning Applications Received:**

RESOLVED: That authority be given to the Chief Planning Officer to issue the decision notices in respect of the applications considered, as set out in the schedule attached to these minutes.

120. **Planning Appeals Update:**

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

RESOLVED: That the report be noted.

121. **Development Management and Building Regulation Service Workload And Performance 2006/07:**

The Director of Planning, Development and Enterprise introduced the report, which outlined the work undertaken by the Council's Development Management and Building Regulation staff during the 2006/07 financial year, and how performance had measured up to the key performance indicators.

The Director highlighted the fact that, whilst the number of planning applications continued to rise, performance in all Best Value Performance Indicator (BVPI) categories had improved.

The Chairman and Members of the Committee joined in congratulating planning officers on their impressive performance, particularly in view of the increase in workload and the financial situation facing the Council.

RESOLVED: To note the report and the potential implications should the workload continue to increase.

122. **Variations to Section 106 Agreement relating to 29-33 Pinner Road, Harrow:**

The Committee received a report of the Head of Planning in relation to the above.

RESOLVED: To agree a variation of the Principal Agreement to (1) amend clause 3 of the Second Schedule of the Principal Agreement by increasing the maximum price to be paid by the RSL purchasing the affordable housing units from £1,319,000 to £1,384,950; and

(2) amend the total floor areas allocated to the affordable housing units from 597.42 sq metres to 606 sq metres, as shown at Appendix 3 to the report of the Head of Planning.

(See also Minute 111).

123. **4 Aylwards Rise, Stanmore:**

The Committee received a report of the Director of Planning, Development and Enterprise, which related to unauthorised development at 4 Aylwards Rise, Stanmore.

Members' attention was also drawn to the additional information circulated on the Addendum.

Officers advised that, following thorough consideration, they had concluded that the development as constructed did not have the benefit of planning permission and was in breach of conditions precedent, and it was considered expedient to take enforcement action.

The Committee also received two deputations in relation to this matter:

- Mr Granger, representing the residents of 5 Aylwards Rise, outlined a number of complaints in relation to the development at 4 Aylwards Rise, and requested that an immediate stop notice be issued.
- Nishma Shah, the owner of 4 Aylwards Rise, stated that the Ordinance Survey map had been wrong and that she wished to achieve an amicable resolution to the matter.

Having considered the officer's report and the two deputations, an amendment to the recommendation was moved and seconded and it was

RESOLVED: That, having regard to the provisions of the Unitary Development Plan and all other material planning considerations (in accordance with Section 172 of the Town and Country Planning Act 1990 (as amended)), the Director of Legal and Governance Services be authorised to:

- (1) issue notices (if considered appropriate) under Section 330 of the Town and Country Planning Act 1990 in respect of the alleged breaches of planning control at Aylwards Drive, Stanmore;
- (2) take all necessary steps for the preparation, issue and service of Enforcement Notice(s) requiring within six (6) calendar months to comply with the following steps:
 - (i) the demolition of the house;
 - (ii) the demolition of the detached garage;
 - (iii) the removal from the land of the materials arising from compliance with the requirements in (i) and (ii) above.
- (3) in the event of non-compliance with the above enforcement notice(s):
 - (i) institute legal proceedings, should it be considered in the public interest to do so, pursuant to Section 179 of the Town and Country Planning Act 1990;
 - (ii) carry out works in default, should it be considered financially viable to do so, under the provisions of Section 178 of the Town and Country Planning Act 1990.

[Notes: (1) During the discussion on the above, it was moved and seconded that the item be deferred to enable Members further time to consider the officer's report. Upon being put to a vote, this was lost;

(2) the Chairman, Councillor Marilyn Ashton, having declared a prejudicial interest in the above item, the Vice-Chairman, Councillor Joyce Nickolay, took the Chair for the duration of the item].

(See also Minutes 111 and 116).

124. **Member Site Visits:**

RESOLVED: That a Member visit to the following site take place on Tuesday 28 August 2007, at a time to be confirmed:

1/01 – St Dominics 6th Form College, Mount Park Avenue

125. **Any Other Urgent Business:**

- (i) Planning White Paper
A Member enquired whether it would be possible for members of the Committee to consider the above before the submission deadline of 10 August 2007.

RESOLVED: That the Chairman give consideration to the matter outside of the meeting.

(Note: The meeting, having commenced at 6.30 pm, closed at 8.28 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

SECTION 1 – MAJOR APPLICATIONS

LIST NO:	1/01	APPLICATION NO:	P/0124/07/CFU
LOCATION:	St Dominics 6 th Form College, Mount Park Avenue, Harrow, HA1 3HX		
APPLICANT:	Kenneth W Reed & Associates for St Dominics 6 th Form College		
PROPOSAL:	New sports hall and three additional classrooms and staff room		
DECISION:	DEFERRED for a Member site visit. (See also Minute 124).		
LIST NO:	1/02	APPLICATION NO:	P/1282/07/CFU
LOCATION:	William Ellis Sports Ground, Camrose Avenue, Edgware		
APPLICANT:	DP9 Planning Consultants for The I-Foundation		
PROPOSAL:	Construction of primary school, external works and car parking		
DECISION:	DEFERRED at officers' request to enable consideration of an objection received from the Greater London Authority on 23 July 2007.		
LIST NO:	1/03	APPLICATION NO:	P/1376/07/CFU
LOCATION:	152-154 High Street, Wealdstone, HA3 7AT		
APPLICANT:	MPS Architects for G & F Phelps Ltd.		
PROPOSAL:	Redevelopment to provide 3-storey block of 14 flats with parking (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. [Note: The Committee wished it to be recorded that the decision to grant the application was unanimous].		
LIST NO:	1/04	APPLICATION NO:	P/1811/07/CVA
LOCATION:	74 Uxbridge Road, Harrow Weald, HA3 6DL		
APPLICANT:	ASEP Ltd. for London and Regional Properties Ltd.		
PROPOSAL:	Variation and discharge of conditions: 3 (residual contamination); 4 (water contamination); 6 (lifetime homes); 8 (landscaping); 10 (levels); pursuant to P/2874/06/CFU		
DECISION:	GRANTED (1) variation of conditions 4 (water contamination); 6 (lifetime homes); 8 (landscaping); 10 (levels); pursuant to P/2874/06/CFU; and (2) variation and discharge of condition 3 (residual contamination); pursuant to P/2874/06/CFU.		

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/1510/07/CFU

LOCATION: Bentley Wood High School, Binyon Crescent, Stanmore, HA7 3NA

APPLICANT: Tony Welch Associates for The School Governors

PROPOSAL: Single storey double classroom teaching unit for temporary two year period

DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

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