
REPORT OF STRATEGIC PLANNING COMMITTEE

MEETING HELD ON 10 SEPTEMBER 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 Robert Benson, Nana Asante, Mrs Margaret Davine, Susan Hall, Mrs Kinnear, Mrs Anjana Patel, Paul Scott and Navin Shah also attended this meeting to speak on the items indicated at Minute 127 below].

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES

 126. **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 |

 127. **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> |
|---|---------------------------|
| Councillors Robert Benson, Susan Hall and Paul Scott | Planning application 1/02 |
| Councillor Mrs Kinnear | Planning application 1/04 |
| Councillors Nana Asante, Mrs Margaret Davine, Navin Shah and Mrs Anjana Patel | Planning application 1/06 |

 128. **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.

 129. **Arrangement of Agenda:**

RESOLVED: That (1) in accordance with the provisions of the Local Government Act 1985, the following item/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 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: This report was not available at the time the agenda was printed and circulated to enable the conclusion of negotiations with the GLA, Sport England and Belmont Football Club. Members were requested to consider this item, as a matter of urgency.
- 1/06 – William Ellis Sports Ground, Camrose Avenue, Edgware
11. Planning Applications Received: 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, as otherwise the application would go out of time.
- 1/07 – Land R/O 71 Bridge Street, Harrow

and;

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

130. **Minutes:**

RESOLVED: That the minutes of the meeting held on 25 July 2007 be taken as read and signed as a correct record.

131. **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 (Part 4B of the Constitution) respectively.

132. **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.

133. **Representations on Planning Applications:**

RESOLVED: That, in accordance with the provisions of Committee Procedure Rule 17 (Part 4B of the Constitution), representations be received in respect of items 1/02, 1/06 and 2/01 on the list of planning applications.

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

134. **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.

135. **Planning Appeals Update:**

The Committee noted that this had not been provided.

RESOLVED: That the Planning Appeals Update be submitted to the next meeting.

136. **Member Site Visits:**

RESOLVED: That (1) a Member site visit to Land R/O 71 Bridge Street, Harrow (item 1/07) take place on 29 September 2007 from 10.00 am;

(2) Member visits to the following sites, agreed by the Development Management Committee at its meeting on 6 September 2007, be moved from 21 September 2007 to also take place on 29 September 2007 from 10.00 am:

- Woodlands, 7 West Drive Gardens
- 50 Belmont Lane
- 169 Malvern Avenue

137. **Any Other Urgent Business:**

- (i) Motion in respect of William Ellis Playing Fields
Further to item 1/06 in the schedule attached to these minutes, it was moved and seconded that:

“The Strategic Planning Committee resolves to refer to the Cabinet that the capital receipt from the sale of William Ellis Playing Field site be ring-fenced for investment in the development of sports facilities in the east side of the Borough. The Committee further resolves that the receipt shall not be used for funding Prince Edward Playing Field facilities”.

Having been put to the vote, this was not carried.

RESOLVED: That the above be noted.

(Note: The meeting, having commenced at 6.30 pm, closed at 9.20 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

SECTION 1 – MAJOR APPLICATIONS

LIST NO: 1/01 **APPLICATION NO:** P/1941/07/COU

LOCATION: Edgware Town FC, Burnt Oak Broadway, Edgware

APPLICANT: Cornerstone Architects Ltd. for Edgware Developments Ltd.

PROPOSAL: Layout, scale and access for redevelopment to provide 178 flats and 11 houses in nine blocks of three and five storey buildings (outline application)

DECISION: INFORM the applicant that:

- (a) The proposal is acceptable subject to the completion of a legal agreement within three months (or such period as the Council may determine) of the date of the Committee decision on this application relating to:

Varying the S106 executed on 11 January 2007 as follows as shown in italics:

- (i) Approval by the Local Planning Authority prior to the start of development and implementation by the developer, and successors in title, of a Car Club within three calendar months of the first taxable occupation of any part of the development.
 - (ii) Prior approval by the Local Planning Authority of the contents of a 'welcome pack' explaining all modes of transport other than privately owned cars and the issue of same to all occupiers within seven days of occupation. Such pack to be issued by the developer, and successors in title, for a period of not less than 5 years from the first taxable occupation of the development.
 - (iii) The developer or successor in title shall fund all costs of public consultation, analysis, reporting and implementation of local on street parking restrictions, at any time within 3 years of the first taxable occupation if in the Council's opinion a monitoring period shows unacceptable local on street parking, up to a maximum of £15,000 index linked.
 - (iv) The applicant to pay Harrow Council the sum of £60,000 within 14 days of the date of the agreement. This sum will be used to carry out works for the promotion of football development within the Borough. (£750,000 paid already under provisions of original agreement).
 - (v) The provision of at least 30% affordable housing being 57 units in total. Such housing to be split into 70% social (40 rented) and 30% intermediate (17 for sale) housing.
 - (vi) The improvement of the existing or provision of a further pelican crossing to Burnt Oak Broadway and association pedestrian routes up to a maximum of £85,000. Delete – paid following execution of original agreement.
- (b) A formal decision notice granting permission for the development described in the application and submitted plans, subject to the conditions and informatives reported, as amended on the Addendum, will be issued only upon the completion of the aforementioned legal agreement.
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LIST NO: 1/02 **APPLICATION NO:** P/1702/07/CFU
LOCATION: Cedars Hall, at the junction of Uxbridge Road and Chichely Road, Harrow Weald
APPLICANT: BTPW Partnership for Genesis Housing Group
PROPOSAL: Emergency accommodation comprising 19 x 1 bed, 8 x 2 bed and 3 x 1 bed wheelchair units, landscaping and car parking
DECISION: DEFERRED for renotification.

LIST NO: 1/03 **APPLICATION NO:** P/0909/07/DDP
LOCATION: Site of the Flying Eagle public house, Mollison Way, Edgware
APPLICANT: DWA Architects Ltd.
PROPOSAL: Approval of reserved matters (appearance and landscaping) pursuant to permission P/1225/06/CFU
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].

LIST NO: 1/04 **APPLICATION NO:** P/0124/07/CFU
LOCATION: St Dominic's 6th Form College, Mount Park Avenue, Harrow, HA1 3HX
APPLICANT: Kenneth W Reed & Associates for St Dominic's 6th Form College
PROPOSAL: New sports hall and three additional classrooms and staff room
DECISION: REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the following reasons:

- (i) The scale, size and mass of the proposal would not preserve or enhance the Sudbury Hill Conservation Area and Area of Special Character, which abuts Metropolitan Open Land, and will materially impact on the openness of the locality to the detriment of the character of the area, contrary to HUDP policies SD1, SD2, D4, D14, D15, D16 and contrary to policy 3D.9 paragraph 3.249 of the London Plan.
- (ii) The new sports hall, three additional classrooms and staff room will adversely affect the residential amenities of Domani, which abuts the site, by reason of the scale, mass and size of the development and will give the appearance of overshadowing by taking away the openness and daylight, which can be clearly viewed from the first floor principle and protected bedroom window to the front of Domani to the detriment and loss of enjoyment of the occupiers of the property located in an Area of Special Character and Conservation Area, contrary to policies SD1, SD2, D4, D14, D15 and D16.

[Notes: (1) Councillors Marilyn Ashton, Don Billson, Graham Henson, Julia Merison, Narinder Singh Mudhar and Joyce Nickolay wished to be recorded as having for the decision to refuse the application;

(2) Councillors Keith Ferry and Thaya Idaikkadar wished to be recorded as having voted against the decision to refuse the application].

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| LIST NO: | 1/05 | APPLICATION NO: | P/0907/07/CFU |
| LOCATION: | Former Council Allotments, Kenmore Road, Harrow | | |
| APPLICANT: | W J MacLeod for Thomas Wren Homes | | |
| PROPOSAL: | Construction of 13 houses with car parking and garaging | | |
| DECISION: | INFORM the applicant that: <ul style="list-style-type: none"> (a) The proposal is acceptable subject to the completion of a legal agreement within six months (or such period as the Council may determine) of the date of the Committee decision on this application relating to: <ul style="list-style-type: none"> (i) A contribution of £50,000 for the provision of play facilities. (b) A formal decision notice granting permission for the development described in the application and submitted plans, subject to the conditions and informatives reported, will be issued only upon the completion of the aforementioned legal agreement. <p>Note: The Committee wished it to be recorded that the decision to grant the application was unanimous].</p> | | |

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|-------------------|--|------------------------|---------------|
| LIST NO: | 1/06 | 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 one form primary school, external works, access and car parking | | |
| DECISION: | INFORM the applicant that: <ul style="list-style-type: none"> (a) The proposal is acceptable subject to the completion of a legal agreement within three months (or such period as the Council may determine) of the date of the Committee decision on this application relating to: <ul style="list-style-type: none"> (i) A school Travel Plan. (ii) The sum of £40,000 shall be deposited with the Council to fund the survey of traffic and parking conditions in the locality, the preparation and installation of localised parking restriction and/or a Controlled Parking Zone for a period of six years from the date pupils are first taught at the school. Any monies not expended for these purposes shall be returned to the applicant at the end of the period. (iii) A contribution of £500,000 for the formation and/or improvement of the football facilities including club house facilities at William Ellis Sports Ground. (iv) A contribution of £30,000 to the Council as Highways Authority for highway works consequent to the development on the local highway network. (v) Shared use of the ten 'kiss and ride' parking spaces with the occupier of the football facilities and use of the playing field parking by the school. (vi) Shared use of the school playing fields between the school and occupier of the football facilities. (vii) Planning Administration Fee of £28,500 (5% of agreement). | | |

- (b) A formal decision notice granting permission for the development described in the application and submitted plans, subject to the conditions and informatives reported, as amended on the Addendum, will be issued only upon the completion of the aforementioned legal agreement and referral of the application to the Greater London Authority and Government Office for London in accord with the Development Plans and Consultation Departure Direction 1999.

[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector, and the applicant, which were noted;

(2) during discussion on the above item, it was moved and seconded that the application be granted with a number of amendments to the Section 106 Agreement. Following a five-minute adjournment to enable Members and officers to digest the proposed amendments, the meeting reconvened. Officers did not recommend that the amendments be adopted and, upon being put to the vote, the proposal to grant the application with amendments to the Section 106 Agreement was not carried;

(3) Councillors Keith Ferry, Graham Henson and Thaya Idaikkadar wished to be recorded as having voted for the Section 106 Agreement to be amended;

(4) Councillors Marilyn Ashton, Don Billson, Julia Merison, Narinder Singh Mudhar and Joyce Nickolay wished to be recorded as having voted against the Section 106 Agreement being amended;

(5) subsequently, it was moved and seconded that the application be granted as per the recommendation in the officer report. Having been put to the vote, this was carried;

(6) Councillors Marilyn Ashton, Don Billson, Julia Merison, Narinder Singh Mudhar and Joyce Nickolay wished to be recorded as having voted for the decision to grant the application as per the recommendation in the officer report;

(7) Councillors Keith Ferry, Graham Henson and Thaya Idaikkadar wished to be recorded as having abstained from voting, for the reason that they had not been satisfied that the interests of the football club and neighbours had been safeguarded].

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| LIST NO: | 1/07 | APPLICATION NO: | P/1907/07/CFU |
| LOCATION: | Land rear of 71 Bridge Street, Harrow, HA5 3HZ | | |
| APPLICANT: | Planning Potential for Zed Homes | | |
| PROPOSAL: | Redevelopment: Construction of 30 flats; amenity space and two disabled parking spaces | | |
| DECISION: | DEFERRED for a Member site visit. | | |

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

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| LIST NO: | 2/01 | APPLICATION NO: | P/2269/07/DFU |
| LOCATION: | (Land to north of allotment gardens), Kenmore Road Playground adjacent to Henson Path, Harrow | | |
| APPLICANT: | Ashley House plc. for Harrow Council | | |
| PROPOSAL: | Part single, part two storey neighbourhood resource centre, with associated access and parking | | |

DECISION: INFORM the applicant that:

- (a) The proposal is acceptable subject to the transfer of £25,000 from by 30 April 2008 to part fund the improvement of the play area adjoining the site.
- (b) A formal decision notice granting permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported, will be issued only upon the completion of the aforementioned transfer.

[Note: (1) Prior to discussing the above application, the Committee received representations from an objector, which were noted;

(2) there was no indication that a representative of the applicant was present and wished to respond;

(3) the Committee wished it to be recorded that the decision to grant the application was unanimous].
