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**REPORT OF STRATEGIC PLANNING COMMITTEE**


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**MEETING HELD ON 23 JULY 2008**


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Chairman: \* Councillor Marilyn Ashton

Councillors: \* Husain Akhtar (5) \* Julia Merison  
 \* Don Billson \* Jerry Miles (3)  
 \* Mrinal Choudhury \* Joyce Nickolay  
 \* Krishna James (2)

\* Denotes Member present  
 (2), (3) and (5) Denote category of Reserve Members

**PART I - RECOMMENDATIONS - NIL**
**PART II - MINUTES**

 269. **Attendance by Reserve Members:**

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

Ordinary Member

Councillor Robert Benson  
 Councillor Keith Ferry  
 Councillor Thaya Idaikkadar

Reserve Member

Councillor Husain Akhtar  
 Councillor Jerry Miles  
 Councillor Krishna James

 270. **Right of Members to Speak:**

**RESOLVED:** To note that there were no requests to speak from Members who were not Members of the Committee.

 271. **Declarations of Interest:**

**RESOLVED:** To note that the following interests were declared:

<u>Agenda Item</u>	<u>Member</u>	<u>Nature of Interest</u>
11. Planning Applications Received. Item 1/04 and 1/05 – Bentley Priory, The Common, Stanmore, Harrow	Councillor Marilyn Ashton	Prejudicial interest in that Councillor Ashton lived next door to the site. Councillor Ashton left the room and took no part in the discussion or decision making on these items.
	Councillor Julia Merison	Personal interest in that Councillor Merison was a Member of the Bentley Priory Nature Reserve Management Committee. Councillor Merison remained in the room and took part in the discussion and decision making on this item.
	Councillor Joyce Nickolay	Personal interest in that Councillor Nickolay was a Member of the Bentley Priory Nature Reserve Management Committee. Councillor Nickolay remained in the room and took part in the discussion and decision making on this item.

- ) Councillor Bill Stephenson The Member who was not a  
 ) Member of the Committee  
 ) declared a personal interest  
 ) in that Councillor  
 ) Stephenson was a Member  
 ) of the Bentley Priory Nature  
 ) Reserve Management  
 ) Committee. He remained in  
 ) the room during the  
 ) discussion and decision  
 ) making on this item.
11. Planning Applications Received. Item 2/01 – Rooks Heath High School, Eastcote Lane, Harrow, HA2 9AG Councillor Jerry Miles Personal interest in that Councillor Miles was a Local Authority appointed governor for Rooks Heath High School. Councillor Miles remained in the room and took part in the discussion and decision making on this item.

272. **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:-

<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 dispatch of the agenda. It was admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision.

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

273. **Minutes:**

**RESOLVED:** That the minutes of the meeting held on 25 June 2008, be taken as read and signed as a correct record.

274. **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 respectively.

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

The Committee received a reference from the Standards Committee held on 5 June 2008 regarding changes proposed by the Strategic Planning Committee at its meeting on 16 January 2008.

**RESOLVED:** That the Committee respectfully note the comments of the Standards Committee and refer the Protocol for Planning Committees back to the Standards Committee for further discussion to find a way forward which is mutually acceptable.

276. **Representations on Planning Applications:**

**RESOLVED:** That, in accordance with the provisions of Committee Procedure Rule 18, representations be received in respect of item 1/07 on the list of planning applications.

277. **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.

278. **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.

279. **Member Site Visits:**

**RESOLVED:** That Member visits to the following site take place on Friday 5 September 2008 at 6.00 pm.

1/06 – Former Case is Altered Public House, 74 High Street, Wealdstone, HA3 7AF.

(Note: The meeting, having commenced at 6.30 pm, closed at 8.38 pm).

(Signed) COUNCILLOR MARILYN ASHTON  
Chairman

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**SECTION 1 – MAJOR APPLICATIONS**

**LIST NO:** 1/01                              **APPLICATION NO:** P/0431/08/CFU/AF

**LOCATION:** Rayners Lane Estate Phases E-H, Bounded By Rayners Lane, Maryatt Avenue, Coles Crescent, Eliot Drive, Austen Road, And New Road Below Phase D2 (Yet To Be Named), Harrow

**APPLICANT:** Home Group

**PROPOSAL:** Outline: Redevelopment Of Rayners Lane Estate (Area Bounded By Rayners Lane, Maryatt Avenue, Coles Crescent, Eliot Drive And Austen Road, Phases E To H) To Provide 162 Houses, 177 Flats, Car Parking, Public Open Space and New Access Road / Pedestrian Access

**DECISION:** GRANTED permission for the development described in the application and submitted plans, as amended on the addendum, subject to a legal agreement, the Direction of the Mayor of London, the withdrawal of the objection by the Environment Agency and the conditions and informatives reported.

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

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**LIST NO:** 1/02                              **APPLICATION NO:** P/1516/08/CFU/AF

**LOCATION:** 93 and Former Mortuary And Parks Deposit Site, Peel Road, Wealdstone, HA3 7QX

**APPLICANT:** Tudorvale Properties Ltd

**PROPOSAL:** Redevelopment: 46 Residential Units (34 Flats And 12 Houses) In 3 X Three And Four Storey Blocks, New Shared 'Home-Zone' Access Off Peel Road, 36 Surface Car Parking Spaces, 46 Cycle Spaces, Private And Communal Garden Space, Private Balconies And Associated Landscaping And Refuse Bin Storage (Resident Permit Restricted)

**DECISION:** GRANTED permission for the development described in the application and submitted plans, as amended on the addendum, subject to a legal agreement, the conditions and informatives reported

The Committee requested legal officers to look into the issue of whether the matters referred to in informative 9 of the officer's report were better secured through the legal agreement.

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

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**LIST NO:** 1/03                              **APPLICATION NO:** P/1412/08/DFU/AF

**LOCATION:** Belmont FC, William Ellis Sports Ground, Camrose Avenue, Edgware, HA8 6ES

**APPLICANT:** Belmont Utd Football Club

**PROPOSAL:** Single Storey Sports Facility With Access From Camrose Avenue

**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 for it to be recorded that the decision to grant the application was unanimous].

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**LIST NO:** 1/04                      **APPLICATION NO:** P/1452/08/CFU/DT2

**LOCATION:** Bentley Priory, The Common, Stanmore Park, Harrow

**APPLICANT:** VSM Estates Ltd

**PROPOSAL:** Change Of Use From Defence Establishment To Provide A Museum / Education Facility (D1 Use Class) 103 Dwelling (C3 Class) With Associated Car Parking, Ancillary Service / Accommodation, Energy Centre, Works To Landscape (Including Open Space Provision, Boundary Fencing And Removal Of Trees) With Improved Means Of Access To The Common, And Including Alterations And Partial Demolition Of The Mansion House, Alterations And Extension Of Building 7. Relocation Of Entrance To The Walled Garden And Demolition Of Other Listed Buildings.

**DECISION:** GRANTED permission for the development described in the application and submitted plans, as amended on the addendum, subject to a legal agreement, the Direction of the Mayor of London, the withdrawal of objections by the Environment Agency and the conditions and informatives reported.

[Notes: (1) The Chairman, Councillor Marilyn Ashton, declared a prejudicial interest in the above item. The Vice Chairman, Councillor Joyce Nickolay took the chair for the duration of this item.

(2) The Committee wished for it to be recorded that the decision to grant the application was unanimous amongst the Members who were present].

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**LIST NO:** 1/05                      **APPLICATION NO:** P/1453/08/CLB/DT2

**LOCATION:** Bentley Priory, The Common, Stanmore Park, Harrow

**APPLICANT:** VSM Estates Ltd

**PROPOSAL:** Listed Building Consent: Change Of Use From Defence Establishment To Provide A Museum / Education Facility (D1 Use Class) 103 Dwelling (C3 Class) With Associated Car Parking, Ancillary Service / Accommodation, Energy Centre, Works To Landscape (Including Open Space Provision, Boundary Fencing And Removal Of Trees) With Improved Means Of Access To The Common, And Including Alterations And Partial Demolition Of The Mansion House, Alterations And Extension Of Building 7. Relocation Of Entrance To The Walled Garden And Demolition Of Other Listed Buildings.

**DECISION:** GRANTED permission for the development described in the application and submitted plans, as amended on the addendum, subject to a legal agreement, the Direction of the Mayor of London, the withdrawal of objections by the Environment Agency and the conditions and informatives reported.

[Notes: (1) The Chairman, Councillor Marilyn Ashton, declared a prejudicial interest in the above item. The Vice Chairman, Councillor Joyce Nickolay took the chair for the duration of this item.

(2) The Committee wished for it to be recorded that the decision to grant the application was unanimous amongst the Members who were present].

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**LIST NO:** 1/06                      **APPLICATION NO:** P/1673/08/CFU/DC3

**LOCATION:** Former Case Is Altered Public House, 74 High Street Wealdstone, HA3 7AF

**APPLICANT:** Fruition Properties

**PROPOSAL:** Redevelopment To Provide 24 Flats In 3 Separate Blocks Ranging Between 4 And 6 Storeys In Height; 352 Square Metres Of Retail Floor Space (Use Class A1) At Ground Floor Level (Resident Permit Restricted)

**DECISION:** DEFERRED for further investigation into refuse collection and accessibility thereof and for a Member site visit.

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**LIST NO:** 1/07 **APPLICATION NO:** P/1659/08/COU/AF  
**LOCATION:** Stanmore College, Elm Park, Stanmore, HA7 4BQ  
**APPLICANT:** Stanmore College  
**PROPOSAL:** Outline: Redevelopment To Provide New Two To Four Storey Building Along With Indoor And Outdoor Sports And Recreational Facilities, Internal Roads And Footpaths, Access And Parking, And Ancillary Facilities  
**DECISION:** DEFERRED to allow issues relating to ensuring that no material harm is caused to residential amenities, to be addressed.  
 [Note: Prior to discussing the above application, the Committee received representations from an objector and the applicant's representative, which were noted].

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**LIST NO:** 1/08 **APPLICATION NO:** P/1721/08/CFU/RP1  
**LOCATION:** North Side Car Park, Greenhill Way, Harrow, HA1  
**APPLICANT:** Shiv Properties  
**PROPOSAL:** Redevelopment Of Former Car Park To Provide Block Of 37 Flats With Associated Parking (Resident Permit Restricted)  
**DECISION:** GRANTED permission for the development described in the application and submitted plans, subject to a legal agreement, the conditions and informatives reported.  
 The Committee requested legal officers to look into the issue of whether the matters referred to in informative 6 of the officer's report were better secured through the legal agreement.  
 [Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].

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### **SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT**

**LIST NO:** 2/01 **APPLICATION NO:** P/1678/08/CFU/MRE  
**LOCATION:** Rooks Heath High School, Eastcote Lane, Harrow, HA2 9AG  
**APPLICANT:** Harrow Council  
**PROPOSAL:** Single Storey Unit Adjacent To Front Site Boundary For Temporary Two-Year Period And Two-Storey Unit Adjacent To Easterly Site Boundary For Temporary Five-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 for it to be recorded that the decision to grant the application was unanimous].

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**LIST NO:** 2/02 **APPLICATION NO:** P/1824/08/DFU/GL  
**LOCATION:** The Old Coachworks Land To The R/O 1-7 Whitefriars Drive, Harrow Weald, HA3 5HJ  
**APPLICANT:** Stablewood Ltd  
**PROPOSAL:** Development Of 8 Residential Apartments With Associated Parking And Landscaping  
**DECISION:** GRANTED permission for the development described in the application and submitted plans subject to the conditions and informatives reported.  
 [Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].

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