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**REPORT OF STRATEGIC PLANNING COMMITTEE**


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**MEETING HELD ON 2 OCTOBER 2008**


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Chairman: \* Councillor Marilyn Ashton

Councillors: \* Husain Akhtar \* Julia Merison  
 \* Don Billson \* Jerry Miles (3)  
 \* Keith Ferry \* Joyce Nickolay  
 \* Thaya Idaikkadar

\* Denotes Member present  
 (3) Denotes category of Reserve Members

**PART I - RECOMMENDATIONS - NIL**
**PART II - MINUTES**
**293. 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 Jerry Miles

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

**RESOLVED:** That, in accordance with Committee Procedure Rule 4.1, the following Councillor, who was not a Member of the Committee, be allowed to speak on the agenda items indicated:

<u>Councillor</u>	<u>Planning Application</u>
Bill Stephenson	3/01 North Harrow Assembly Hall, Station Road

[Note: The item was subsequently deferred, therefore Councillor Bill Stephenson did not speak].

**295. 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 3/01 North Harrow Assembly Hall	) Councillor Husain Akhtar ) ) Councillor Thaya Idaikkadar ) ) Councillor Anjana Patel )	) All declared personal interests in so far as knowing some members of the public gallery present but considered that they were able to speak and vote on the matter.

**296. 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 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.

Supplemental agenda This additional information on Item 1/03 Wood Farm, Wood Lane was not available at the time the agenda was printed and circulated.

Second supplemental agenda This revised report on Item 1/03 Wood Farm. Wood Lane was not available at the time the agenda was printed and circulated.

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

297. **Minutes:**

**RESOLVED:** That the minutes of the meeting held on 10 September 2008, be taken as read and signed as a correct record.

298. **Public Questions and Deputations:**

**RESOLVED:** To note that no public questions were put or deputations received at this meeting under the provisions of Committee Procedure Rules 19 or 17 respectively.

299. **Petitions:**

**RESOLVED:** To note the receipt of the following petitions which were presented by Councillor Bill Stephenson and considered with the relevant planning application on the agenda:

1. Petition from businesses, signed by 42 persons, supporting the application for development at North Harrow Assembly Hall.
2. Petition, signed by 1421 persons, in support of the development at North Harrow Assembly Hall.

300. **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.

301. **Representations on Planning Applications:**

**RESOLVED:** That (1) in accordance with the provisions of Committee Procedure Rule 27.1 (Part 4B of the Constitution), Committee Procedural Rule 18 be suspended to receive representations on item 1/03;

(2) in accordance with the provisions of Committee Procedure Rule 18, the length of time for representations be for a maximum of three minutes each.

302. **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.

303. **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.

304. **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 8.40 pm).

(Signed) COUNCILLOR MARILYN ASHTON  
Chairman

**SECTION 1 – MAJOR APPLICATIONS**

<b>LIST NO:</b>	1/01	<b>APPLICATION NO:</b>	P/1673/08/DC3
<b>LOCATION:</b>	Former Case is Altered Public House, 74 High Street, Wealdstone		
<b>APPLICANT:</b>	Fruition Properties		
<b>PROPOSAL:</b>	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)		
<b>DECISION:</b>	<p>REFUSED permission for the development described in the application and submitted plans and amended on the addendum for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The proposal represents an over intensive use of the site by reason of poor design, excessive mass and bulk and would appear to be visually obtrusive in the street scene, thereby not making a positive contribution to the overall built environment, contrary to HUDP policy D4 and PPS 3.</li> <li>2. The block fronting on to the High Street would adversely affect the character of the Grade II Listed Building next door by reason of poor design and scale, contrary to HUDP policy D4 and D11.</li> <li>3. The proposed development fails to fully comply with lifetime homes and wheelchair access because there is no provision for disabled parking to the detriment of the residential amenity of the future occupiers, contrary to the Accessible Homes SPD, HUDP Policy D4 and 3A.5 of the London Plan.</li> </ol> <p>[Notes: (1) Councillors Keith Ferry and Thaya Idaikkadar were not present for the whole of the item so were unable to take part in the discussion;</p> <p>(2) The Committee wished it to be recorded that the voting was as follows: Councillors Husain Akhtar, Marilyn Ashton, Don Billson, Julia Merison and Joyce Nickolay as having supported refusal,</p> <p>Councillor Jerry Miles abstained from voting;</p> <p>(3) The Head of Planning had recommended that the above application be granted].</p>		

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<b>LIST NO:</b>	1/02	<b>APPLICATION NO:</b>	P/1321/08/RP1
<b>LOCATION:</b>	Prince Edward Playing Fields, St. Davids Drive, Edgware		
<b>APPLICANT:</b>	Barnet Football Club Holdings		
<b>PROPOSAL:</b>	Alterations And Internal Changes To East Stand And Change Of Use Of Part Of First Floor Of East Stand From D2 (Assembly And Leisure) To Primary Care Trust Premises		
<b>DECISION:</b>	<p>GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported and the following:</p> <p>Insertion of condition 7 to read 'The use hereby permitted shall not be open to the public or patients outside of the following times:- 0800 to 2000 Monday to Saturday inclusive and at no other time except with the written permission of the local planning authority.</p> <p>Reason: To safeguard the amenities of the locality.</p>		

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<b>LIST NO:</b>	1/03	<b>APPLICATION NO:</b>	P/2203/06/DT2
<b>LOCATION:</b>	Wood Farm, Wood Lane, Stanmore		
<b>APPLICANT:</b>	C P Holdings Limited		
<b>PROPOSAL:</b>	Demolition Of Buildings, Construction Of 10 Dwellings, Refurbishment Of House And Dairy And Associated Entrances, Roadways And Landscape Works And Change Of Use Of Farm To Country Park/Open Space.		
<b>DECISION:</b>	<p>GRANTED permission for the development described in the application and submitted plans, subject to a legal agreement, referral to the Government Office For London and the conditions and informatives reported.</p> <p>[Notes: (1) Prior to discussing the above application, the Committee received representations from two objectors which were noted.</p> <p>(2) During discussion on the above, it was moved and seconded that the permission be refused. Upon being put to the vote this was lost.</p> <p>(3) In granting permission the Committee had weighed up the development policies etc on the basis of the balance required by PPG2 paragraph 3.2 and dealt with the key issues arising under each of the sections of the report and had concluded that, whilst housing development was inappropriate in the Green Belt in accordance with PPG2, the merits of the proposal (including the country park and the associated benefits) clearly outweighed those elements of harm resulting from it. It was granted on the basis of the professional judgement that very special circumstances had been justified.</p> <p>(4) The Committee wished it to be recorded that the voting was as follows: Councillors Husain Akhtar, Marilyn Ashton, Don Billson, Julia Merison and Joyce Nickolay in support.</p> <p>Councillors Keith Ferry, Thaya Idaikkadar and Jerry Miles against.]</p>		

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<b>LIST NO:</b>	1/04	<b>APPLICATION NO:</b>	P/2030/08/DC3
<b>LOCATION:</b>	Comfort Inn Harrow, 2-12 Northwick Park Road, Harrow		
<b>APPLICANT:</b>	Grangebrook Ltd		
<b>PROPOSAL:</b>	Extensions & Alterations To Hotel To Provide Additional Bedrooms And Re-Locate Conference Centre (No Additional Floorspace)		
<b>DECISION:</b>	<p>GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported and the following:</p> <p>Deletion of Condition 20 and the insertion of a new Condition 20 to read:</p> <p>“The hotel bedrooms and common areas shall be used for no other purpose nor shall the conference facility internal floor area be increased without the prior written consent of the local planning authority.”</p> <p>REASON: In the interest of neighbouring amenity.</p> <p>[Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].</p>		

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

**LIST NO:** 2/01                      **APPLICATION NO:** P/2782/08/GL

**LOCATION:** 17-19 Peterborough Road, Harrow

**APPLICANT:** Mr Shany Gupta

**PROPOSAL:** Rear Extension At Ground To Third Floor Level And Additional Floor At Fourth Floor Level To Provide Additional Office (Class B1) Floorspace

**DECISION:** GRANTED permission for the development described in the application and submitted plans, and 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:** 2/02                      **APPLICATION NO:** P/2765/08/RH

**LOCATION:** 'Highlands', 9 Park View Road, Pinner

**APPLICANT:** Mr and Mrs Das

**PROPOSAL:** Demolition Of House & Construction Of New 2 Storey House; Provision Of Gated Entrance, Widening Of Driveway And Hardsurfacing To Forecourt

**DECISION:** GRANTED permission for the development described in the application and submitted plans, and 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].

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

**LIST NO:** 3/01                      **APPLICATION NO:** P/2376/08/DC3

**LOCATION:** North Harrow Assembly Hall, Station Road; including 34 & 36 Canterbury Road and 37 & 39 Gloucester Road, North Harrow

**APPLICANT:** B W Foundation

**PROPOSAL:** Demolition Of Buildings, Construction Of Community Centre Including Sports Hall, Gym, Prayer Hall For Up To 200 People, Library, Children's Play Centre, Cafe/Restaurant, 24 Bed Nursing Home And 8 Flats.

**DECISION:** DEFERRED to enable the applicant and officers to meet to address the 7 reasons for refusal which were all planning based.

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