
REPORT OF DEVELOPMENT MANAGEMENT COMMITTEE

MEETING HELD ON 4 JUNE 2008

Chairman: * Councillor Marilyn Ashton

Councillors: * Robert Benson * Thaya Idaikkadar
 * Don Billson * Julia Merison
 * Mrinal Choudhury * Joyce Nickolay
 * Keith Ferry

* Denotes Member present

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES

231. **Appointment of Chairman:**

RESOLVED: To note the appointment of Councillor Marilyn Ashton as Chairman of the Development Management Committee for the 2008 / 2009 Municipal Year.

232. **Attendance by Reserve Members:**

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

233. **Appointment of Vice Chairman:**

RESOLVED: To appoint Councillor Joyce Nickolay as Vice-Chairman of the Development Management Committee for the 2008 / 2009 Municipal Year.

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

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

235. **Declarations of Interest:**

RESOLVED: To note that the following interests were declared:

<u>Agenda Item</u>	<u>Member</u>	<u>Nature of Interest</u>
13. Planning Applications Received – item 2/02 and 2/03 – 6 Canons Corner, Edware, HA8 8AE	Councillor Marilyn Ashton	Personal interest in that Councillor Ashton knew someone who resided in the immediate area. Councillor Ashton remained in the room and took part in the discussion and decision making on this item.
	Councillor Robert Benson	Personal interest in that Councillor Benson regularly shopped in Canons Corner and resided in the neighbouring area. Councillor Benson also knew someone who resided in the immediate area. Councillor Benson remained in the room and took part in the discussion and decision making on this item.

236. **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.

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

237. **Minutes:**

RESOLVED: That the minutes of the meeting held on 7 May 2008, be taken as read and signed as a correct record.

238. **Public Questions:**

RESOLVED: To note that no public questions were put at the meeting under the provisions of Committee Procedure Rule 19 (Part 4b of the Constitution).

239. **Petitions:**

A resident presented a petition containing 8 signatures. The terms of the petition were as follows:

- (i) Petition objecting to proposed ATM outside Martins Newsagents, 6 Canons Corner representing businesses based on Canons Corner.

RESOLVED: That the petition be received and noted.

240. **Deputations:**

RESOLVED: To note that no deputations were received at the meeting under the provisions of Committee Procedure Rule 17 (Part 4b of the Constitution).

241. **Reference from Annual Council meeting held on 8 May 2008: Petition re: proposal at 23 High Worples, Harrow, Middlesex, HA2 9SX:**

The Committee received the above petition which had been presented to the Annual Council meeting on 8 May 2008.

RESOLVED: That the petition be received and noted.

242. **Representations on Planning Applications:**

RESOLVED: That, in accordance with the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution), representations were received in respect of item 2/02 and 2/03 on the list of planning applications.

243. **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.

244. **Enforcement Notices Awaiting Compliance:**

The Committee received a report of the Head of Planning which listed enforcement notices awaiting compliance.

RESOLVED: That the report be noted.

245. **Member Site Visits:**

RESOLVED: That Member visits to the following sites takes place on Tuesday 8 July 2008 at 6.00 pm:

2/04 – 10 Hillcrest Avenue, Pinner, HA5 1AJ.

(Note: The meeting, having commenced at 6.30 pm, closed at 8.12 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

SECTION 1 – MAJOR APPLICATIONS

LIST NO:	1/01	APPLICATION NO:	P/1179/08/CFU
LOCATION:	Nower Hill High School, George V Avenue, Pinner		
APPLICANT:	Harrow Council		
PROPOSAL:	Three – Storey Extension to School to Provide Post 16 Education Facility and Associated Works.		
DECISION:	<p>GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informative reported and the following:</p> <p>(i) inserting condition 13 to read:</p> <p>Notwithstanding the details shown on Drawing No. P109, the new vehicular access to George V Avenue indicated on Drawing No. P105 Rev.A hereby permitted shall not be brought into use before:</p> <ol style="list-style-type: none"> 1. the central crossover opposite the existing vehicular access, and 2. the existing central crossover has been closed. <p>REASON: To confine access to the permitted points in order to ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.</p> <p>[Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].</p>		

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO:	2/01	APPLICATION NO:	P/1438/08/CFU
LOCATION:	Nower Hill High School, Pinner Road, Harrow, HA5 5RP		
APPLICANT:	Harrow Council		
PROPOSAL:	One Temporary Building for Two Classrooms (Two Years) in Courtyard at Southern End of School.		
DECISION:	<p>GRANTED permission for the development described in the application and submitted plans, subject to the condition and informative reported.</p> <p>[Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].</p>		

LIST NO:	2/02	APPLICATION NO:	P/1304/08/DFU
LOCATION:	6 Canons Corner, Edgware, HA8 8AE		
APPLICANT:	Bankmachine Ltd		
PROPOSAL:	ATM on Shop Frontage.		
DECISION:	<p>DEFERRED to await further information from the Council's Highway Team and the Safer Neighbourhood Team and to receive further information from the applicant.</p> <p>[See also minute 239].</p>		

LIST NO:	2/03	APPLICATION NO:	P/1139/08/DAD
LOCATION:	6 Canons Corner, Edgware, HA8 8AE		
APPLICANT:	Bankmachine Ltd		

PROPOSAL: Illuminated ATM Sign on Shopfront.
DECISION: DEFERRED to await further information from the Council's Highway Team and the Safer Neighbourhood Team and to receive further information from the applicant.

LIST NO: 2/04 **APPLICATION NO:** P/0990/08/DFU
LOCATION: 10 Hillcrest Avenue, Pinner, HA5 1AJ
APPLICANT: Mr G Orengo and Miss L Fennelly
PROPOSAL: Two Storey Side Extension.
DECISION: DEFERRED for a Member Site Visit

LIST NO: 2/05 **APPLICATION NO:** P/0838/08/DFU
LOCATION: 1 and 2 Bankfield Cottages, Ass House Lane, Harrow
APPLICANT: Grims Dyke Golf Club
PROPOSAL: Two Two-Storey Semi Detached Houses With Parking.
DECISION: GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to a legal agreement and the conditions and informative reported.

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

LIST NO: 2/06 **APPLICATION NO:** P/1437/08/DFU
LOCATION: 118 Welbeck Road, South Harrow, HA2 0RX
APPLICANT: Mr Dylber Gashi
PROPOSAL: Alterations of Roof From Hip to Gable End and Rear Dormer
DECISION: GRANTED permission for the development described in the application and submitted plans subject to a legal agreement and the conditions and informative reported.

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

LIST NO: 2/07 **APPLICATION NO:** P/1076/08/DAD
LOCATION: 37 High Street, Harrow on the Hill, HA1 3HT
APPLICANT: Narshgate Trading Ltd
PROPOSAL: Externally Illuminated Fascia Sign
DECISION: DEFERRED for further investigation.

LIST NO: 2/08 **APPLICATION NO:** P/1266/08/DFU
LOCATION: 48 Kenton Road, Harrow, HA3 8AB
APPLICANT: D Visco Holdings
PROPOSAL: Redevelopment: Three / Four Storey Building to Provide Nine Flats; Parking and Cycle Store at Rear.

DECISION: GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informative reported and the following:

(i) inserting condition 16 to read:

The number of residential units in the development hereby permitted shall not exceed nine.

REASON: To ensure that there is no conflict with London Plan policies on the provision of affordable housing.

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

LIST NO: 2/09 **APPLICATION NO:** P/0902/08/DFU
LOCATION: 214A Kenton Lane, Harrow, HA3 8RW
APPLICANT: Mrs Doris Mallya and Mrs Mary Yemoh
PROPOSAL: Single Storey Rear Extension, Addition of New Roof Over Single Storey Side Extension, External Alterations, Enlargement of Front Porch.
DECISION: GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informative reported.

LIST NO: 2/10 **APPLICATION NO:** P/4251/07/CFU/
LOCATION: 31 Harrow Fields Gardens, Harrow on the Hill, HA1 3SN
APPLICANT: Mr A Patel
PROPOSAL: Single Storey Side to Rear Extensions; Excavated Rear Patio; Conversion of Garage into Habitable Room; External Alterations.
DECISION: REFUSED permission for the development described in the application and submitted plans for the following reason:

(i) The submitted drawings fail to illustrate the accurate design, appearance and scale of the existing and proposed elevations.

In the absence of this information the proposal, by reason of excessive bulk and mass, would be likely to detract from the character and appearance of the building and this part of the Sudbury Hill Conservation Area contrary to HUDP policies D4, D14 and D15.

[Note: (1) During discussion on the above item, it was moved and seconded that the application be refused for the reason given. Upon being put to the vote this was carried;

(2) the Committee wished for it to be recorded that the decision to refuse the application was unanimous;

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