
REPORT OF DEVELOPMENT MANAGEMENT COMMITTEE

MEETING HELD ON 19 NOVEMBER 2008

Chairman: * Councillor Marilyn Ashton

Councillors: * Husain Akhtar * Julia Merison
 * Don Billson * Jerry Miles (3)
 * Mrinal Choudhury (1) * Joyce Nickolay
 * Keith Ferry

* Denotes Member present
 (1) and (3) Denote category of Reserve Members

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES
288. Attendance by Reserve Members:

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

Ordinary Member

Councillor Thaya Idaikkadar
 Councillor Krishna James

Reserve Member

Councillor Jerry Miles
 Councillor Mrinal Choudhury

289. 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:

Councillor

Christopher Noyce

Planning Application

Item 2/01 – 174 Exeter Road, Rayners Lane.

Item 2/10 – 39 High Worples, Harrow.

290. Declarations of Interest:

RESOLVED: To note that there were no declarations of interests made by Members present in relation to the business transacted at this meeting.

291. Minutes:

RESOLVED: That the minutes of the meeting held on 16 October 2008, be taken as read and signed as a correct record.

292. 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.

293. Reference from Council and other Committees/Panels:

The Committee received a petition which had been referred from the Council meeting held on 30 October 2008, relating to objections on the proposed development at 90 Kingsfield Avenue.

RESOLVED: That the petition be received and noted.

294. Representations on Planning Applications:

RESOLVED: To note that no requests for representations had been received.

295. **Planning Applications Received:**

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

<u>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.

(2) 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.

296. **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.

297. **Member Site Visits:**

RESOLVED: That Member Site Visits to the following sites take place on Saturday 13 December 2008 from 9.45 am.

2/07 – 53 Brancker Road, Harrow.
2/11 – 11 Rayners Lane, Harrow.
2/14 – 31 Honister Gardens, Stanmore.
2/15 – 439 Alexandra Avenue, Harrow.

(Note: The meeting, having commenced at 6.30 pm, closed at 9.15 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

SECTION 1 – MAJOR APPLICATIONS

LIST NO:	1/01	APPLICATION NO:	P/2843/08/DC3
LOCATION:	1-16 Challiner Court; 1-12 Fern Court; 1-12 Price Court; 1-12 Hines Court, Richards Close, Harrow.		
APPLICANT:	Octavia Housing & Care.		
PROPOSAL:	Demolition of 55 Dwellings and Construction of 47 Unit 'Extra Care' Scheme and 29 Flats, Landscaping and Works.		
DECISION:	DEFERRED to the next meeting of the Strategic Planning Committee for further discussion with the applicant.		

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO:	2/01	APPLICATION NO:	P/2384/08/SB5
LOCATION:	174 Exeter Road, Rayners Lane.		
APPLICANT:	Mr Dejo Abolade.		
PROPOSAL:	Single Storey Front Extension; External Alterations and Conversion to Two Flats and New Vehicle Access.		
DECISION:	<p>REFUSED permission for the development described in the application and submitted plans, as amended on the addendum, for the following reasons:</p> <p>(i) The parking space to the rear of the property is not easily accessible, cannot be used for a Life Time Home parking space and involves level changes between the space and the front door which would be detrimental to the residential amenity of the future occupiers, contrary to HUDP policies D4 and D5, SPD Accessible Homes (2006) and policy 3A.5 of the London Plan.</p> <p>(ii) The proposal provides only one parking space, located to the rear of the property, which would give rise to overspill parking on a road which is already under pressure for parking space and which is not resident permit restricted, contrary to HUDP policy T13.</p> <p>[Note: (1) During discussion on the above item, it was moved and seconded that the application be refused for the reasons given. Upon being put to a vote, this was carried.</p> <p>(2) The Committee wished for it to be recorded that the decision to refuse the application was unanimous.</p> <p>(3) The Head of Planning had recommended that the above application be granted].</p>		

LIST NO:	2/02	APPLICATION NO:	P/2355/08/NR
LOCATION:	66 Becmead Avenue, Kenton.		
APPLICANT:	Mrs Gloria Beevay.		
PROPOSAL:	Alterations to Height and Shape of Roof Including Provision of Front Gable Feature and Rear Dormers, Single Storey Front and Rear Extensions, External Alterations.		
DECISION:	<p>GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.</p> <p>[Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].</p>		

LIST NO: 2/03 **APPLICATION NO:** P/3809/07/NR
LOCATION: 24-28 Church Road, Stanmore.
APPLICANT: R & C Pankhania.
PROPOSAL: Third Floor Extension to Provide Offices (Class B1), Change of Use of No.24 From Retail to Restaurant/Café (Class A1 to A3), Extract Duct at Rear.
DECISION: DEFERRED to the next meeting of the Strategic Planning Committee for further discussion with the applicant.

LIST NO: 2/04 **APPLICATION NO:** P/2323/08/ML1
LOCATION: Land Adjacent to Compass House, Pynnacles Close, Stanmore.
APPLICANT: Mr Rolly Ltd.
PROPOSAL: Detached 3 Storey Building With Parking, Bin/Cycle Storage and Entrance on Ground Floor, and 2 Floors of Offices (Class B1) on Upper Floors, Access from Church Road.
DECISION: REFUSED permission for the development described in the application and submitted plans, as amended on the addendum, for the following reasons:

(i) The proposed development, by reason of its backland location, size and mass would be incongruous, visually obtrusive and overbearing and would give rise to overdevelopment of the site and detract from the established pattern of development in the area, contrary to policies D4 and D5 of the HUDP.

(ii) The proposed development, by reason of its backland location, would give rise to inaccessible refuse storage and servicing arrangements, thereby resulting in an unworkable situation in respect of refuse collection and overall servicing of the development to the detriment of the amenities within the locality and the development itself and the safety of the vehicular access of service vehicles onto Church Road and within the access roads, contrary to HUDP policies D4 and T15.

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 a vote, this was carried;

(2) Councillors Marilyn Ashton, Husain Akhtar, Don Billson, Julia Merison and Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application.

(3) Councillors Mrinal Choudhury, Keith Ferry and Jerry Miles wished to be recorded as having voted against the decision to refuse the application;

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

LIST NO: 2/05 **APPLICATION NO:** P/3281/08/GL
LOCATION: 76 and 78 Wellington Road, Pinner.
APPLICANT: Fusion Residential LLP
PROPOSAL: Redevelopment to Provide Three Detached Dwellinghouses (Two Two Storey Houses and One Bungalow With Linked Garage); All With Accommodation in Roofspace; Access and Parking.
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].

LIST NO: 2/06 **APPLICATION NO:** P/2351/08/NR

LOCATION: Bakkavor Pizza / Katies Kitchen, Christchurch Industrial Estate, Forward Drive, Harrow.

APPLICANT: Bakkavor Pizza

PROPOSAL: Retention of Single-Storey Storage and Cold Store Units with Corridor Links to Existing Buildings; Construction of Screen Walls to Front and Rear Elevations.

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].

LIST NO: 2/07 **APPLICATION NO:** P/2713/08/GC

LOCATION: 53 Brancker Road, Harrow.

APPLICANT: Mr M Hirani.

PROPOSAL: Single / Two Storey Side and Rear Extensions.

DECISION: DEFERRED for a Member Site Visit.

LIST NO: 2/08 **APPLICATION NO:** P/2674/08/GC

LOCATION: 62 Westbere Drive, Stanmore.

APPLICANT: Mr M Ismail

PROPOSAL: Conversion of Dwelling House to Two Flats With External Alterations; Bin Store and Cycle Store at Side.

DECISION: REFUSED permission for the development described in the application and submitted plans, as amended on the addendum, for the following reason:

(i) The proposed development, by reason of cramped, unsatisfactory and inadequate room sizes and layout, would be detrimental to the residential amenities of the future occupiers contrary to HUDP policy D4.

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 a vote, this was carried;

(2) Councillors Marilyn Ashton, Husain Akhtar, Don Billson, Julia Merison and Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application.

(3) Councillors Mrinal Choudhury, Keith Ferry and Jerry Miles wished to be recorded as having voted against the decision to refuse the application;

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

LIST NO: 2/09 **APPLICATION NO:** P/2567/08/MT

LOCATION: 32 Oakhill Avenue, Pinner.

APPLICANT: Mr Anwar Hasham.

PROPOSAL: Demolition of Existing Dwelling House and Redevelopment to Provide 2 X 2 Storey Detached Dwellings With Integral Garages and New Vehicular Accesses.

DECISION: WITHDRAWN by the applicant.

LIST NO: 2/10 **APPLICATION NO:** P/2851/08/SB5
LOCATION: 39 High Worple, Harrow.
APPLICANT: Mr G Sidhu.
PROPOSAL: Conversion To Two Flats; Conversion of Part of the Garage to Habitable Room; External Alterations.
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.

LIST NO: 2/11 **APPLICATION NO:** P/2955/08/EJ
LOCATION: 11 Rayners Lane, Harrow.
APPLICANT: Mrs Jassette Sue-Patt.
PROPOSAL: Conversion to Two Flats, Resiting of Vehicle Access, Parking at Front and Rear, External Alterations.
DECISION: DEFERRED for a Member Site Visit.

LIST NO: 2/12 **APPLICATION NO:** P/2645/08/LM
LOCATION: Nower Hill High School, George V Avenue, Harrow.
APPLICANT: Harrow Council.
PROPOSAL: Retention of Two Temporary Classrooms for Two Years to Northern Side of School.
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].

LIST NO: 2/13 **APPLICATION NO:** P/2444/08/LM
LOCATION: 347-349 Station Road, Harrow.
APPLICANT: Mr Amarjit Mann.
PROPOSAL: Change of Use from Bank (Use Class A2) to Adult Gaming Centre (Sui Generis).
DECISION: DEFERRED at officer's request for further consideration and to await further consultation responses.

LIST NO: 2/14 **APPLICATION NO:** P/2973/08/RD
LOCATION: 31 Honister Gardens, Stanmore.
APPLICANT: Mr and Mrs V and M Chokshi.
PROPOSAL: Single Storey Front; Single Storey/Two Storey Side to Rear; Single Storey Rear Extensions.
DECISION: DEFERRED for a Member Site Visit.

LIST NO: 2/15 **APPLICATION NO:** P/2701/08/SB5
LOCATION: 439 Alexandra Avenue, Harrow.
APPLICANT: Mr Josh Arora.
PROPOSAL: Upper Ground and Lower Ground Floor Rear Extension (Two Storey Extension with Single Storey Projection), New Extract Flue at Rear, 6 X Air Conditioning Units on Roof of Single Storey Projection with Screen Around Roof Edge.
DECISION: DEFERRED for a Member Site Visit.

LIST NO: 2/16 **APPLICATION NO:** P/2583/08/KR
LOCATION: White Cottage, 2 Whitehall Road, Harrow.
APPLICANT: Pacelands Estates Ltd.
PROPOSAL: Retention of Outbuildings (Gazebo and Enclosed Outbuilding) in Rear Garden.
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].

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/3249/08/ML1
LOCATION: 15 Bromefield, Stanmore.
APPLICANT: Mr David Singh.
PROPOSAL: First Floor Side Extension.
DECISION: REFUSED permission for the development described in the application and submitted plans, for the reason reported.

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

LIST NO: 3/02 **APPLICATION NO:** P/2312/08/ML1
LOCATION: Oliver House, Bernville Way, Harrow.
APPLICANT: Mr Ajit Pagaria.
PROPOSAL: Change of Use from Warehouse to Function Hall and Commercial Kitchen (Class B8 to D2/B2), with External Alterations Including an Extract Flue.
DECISION: REFUSED permission for the development described in the application and submitted plans, as amended on the addendum, for the reasons reported.

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