



**PLANNING COMMITTEE
WEDNESDAY 13 MAY 2009
6.30 PM**

COMMITTEE AGENDA

**COUNCIL CHAMBER,
HARROW CIVIC CENTRE**

MEMBERSHIP (Quorum 3)

Chairman: Councillor Marilyn Ashton

Councillors:

**Husain Akhtar
Don Billson
Julia Merison
Joyce Nickolay (VC)**

**Mrinal Choudhury
Keith Ferry
Thaya Idaikkadar**

Reserve Members:

**1. Manji Kara
2. G Chowdhury
3. Dinesh Solanki
4. Ashok Kulkarni
5. Anthony Seymour**

**1. Graham Henson
2. Krishna James
3. Jerry Miles**

**Issued by the Democratic Services Section,
Legal and Governance Services Department**

**Contact: Miriam Wearing, Senior Democratic Services Officer
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***NOTE FOR THOSE ATTENDING THE MEETING:
IF YOU WISH TO DISPOSE OF THIS AGENDA, PLEASE LEAVE IT BEHIND AFTER THE MEETING.
IT WILL BE COLLECTED FOR RECYCLING.***

HARROW COUNCIL

PLANNING COMMITTEE

WEDNESDAY 13 MAY 2009

AGENDA - PART I

Guidance Note for Members of the Public Attending the Planning Committee (Pages 1 - 2)

1. **Attendance by Reserve Members:**

To note the attendance at this meeting of any duly appointed Reserve Members.

Reserve Members may attend meetings:-

- (i) to take the place of an ordinary Member for whom they are a reserve;
- (ii) where the ordinary Member will be absent for the whole of the meeting; and
- (iii) the meeting notes at the start of the meeting at the item 'Reserves' that the Reserve Member is or will be attending as a reserve;
- (iv) if a Reserve Member whose intention to attend has been noted arrives after the commencement of the meeting, then that Reserve Member can only act as a Member from the start of the next item of business on the agenda after his/her arrival.

2. **Appointment of Vice-Chairman:**

To appoint a Vice-Chairman for the Municipal Year 2009/10.

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

To agree requests to speak from Councillors who are not Members of the Committee, in accordance with Committee Procedure 4.1.

4. **Declarations of Interest:**

To receive declarations of personal or prejudicial interests, arising from business to be transacted at this meeting, from:

- (a) all Members of the Committee;
- (b) all other Members present in any part of the room or chamber.

5. **Minutes:** (Pages 3 - 6)

That the minutes of the meetings of the Strategic Planning Committee on 22 April 2009 and the Development Management Committee held on 30 April 2009 (to follow) be taken as read and signed as a correct record.

6. **Public Questions and Deputations:**

To receive questions (if any) from local residents/organisations under the provisions of Committee Procedure Rule 19 (Part 4B of the Constitution).

7. **Petitions:**

To receive petitions (if any) submitted by members of the public/Councillors.

8. **Deputations:**
To receive deputations (if any) under the provisions of Committee Procedure Rule 17 (Part 4B) of the Constitution.
9. **References from Council and other Committees/Panels:**
To receive references from Council and any other Committees or Panels (if any).
10. **Representations on Planning Applications:**
To confirm whether representations are to be received, under Committee Procedure Rule 18 (Part 4B of the Constitution), from objectors and applicants regarding planning applications on the agenda.
11. **Planning Applications Received:**
Report of the Head of Planning - circulated separately.

Members are reminded that, in accordance with the Planning Protocol, where Councillors disagree with the advice of the Chief Planning Officer, it will be the Members' responsibility to clearly set out the reasons for refusal where the Officer recommendation is for grant. The planning reasons for rejecting the Officer's advice must be clearly stated, whatever the recommendation and recorded in the minutes. The Officer must be given the opportunity to explain the implications of the contrary decision.
12. **Variation of Section 106 Agreement to Allow for Shared Ownership Units to also be used for Intermediate Rental Accommodation:**
Report of the Head of Planning – for information
13. **Planning Appeals Update:** (Pages 7 - 56)
Report of the Head of Planning – for information.
14. **Enforcement Notices Awaiting Compliance:** (Pages 57 - 76)
Report of the Head of Planning – for information.
15. **Member Site Visits:**
To arrange dates for Member site visits that have been agreed during the course of the meeting and at the Development Management Committee on 30 April 2009.
16. **Any Other Urgent Business:**
Which cannot otherwise be dealt with.
17. **Exclusion of the Press and Public:**
To resolve that the press and public be excluded from the meeting for the following item of business, on the grounds that it involves the likely disclosure of confidential information in breach of an obligation of confidence, or of exempt information as defined in Part I of Schedule 12A to the Local Government Act 1972:

<u>Agenda Item No</u>	<u>Title</u>	<u>Description of Exempt Information</u>
18	Information Item – Urgent Non-Executive Decision	Information under paragraph 5 of Part I of Schedule 12A to the Local

– Highway Land, St Government Act 1972, as it contains Thomas' Drive (Near information in respect of which a claim Junction with Uxbridge to legal professional privilege could be Road, Pinner maintained in legal proceedings.

AGENDA - PART II

18. **INFORMATION ITEM Urgent Non-Executive Decision - Highway Land, St Thomas' Drive (Near Junction with Uxbridge Road), Pinner:** (Pages 77 - 82)
Report of the Director of Legal and Governance Services.
19. **Stanmore College, Elm Park, Stanmore - Section 106 Agreement:** (Pages 83 - 86)
Report of the Head of Planning.

Access to Information

Note: In accordance with the Local Government (Access to Information) Act 1985, the following agenda item has been admitted late to the agenda by virtue of the special circumstances and urgency detailed below:-

<u>Agenda item</u>	<u>Special Circumstances/Grounds for Urgency</u>
19. Stanmore College, Elm Park, Stanmore – Section 106 Agreement	Members are requested to consider this item, as a matter of urgency. The Learning and Skills Council [LSC] is currently evaluating and prioritising its development projects throughout the UK and will be meeting to discuss the projects on 3rd June 2009. In order that the Stanmore College redevelopment project can demonstrate that it is achievable within the LSC's restrictive timescales, they must be able to demonstrate at this meeting that they have secured a resolution to grant with the Heads of Terms as requested. This would assist with the project being brought forward for development at its earliest from a funding perspective.