

PLANNING COMMITTEE MINUTES

10 MARCH 2010

Chairman: * Councillor Marilyn Ashton

Councillors:

* Husain Akhtar	* Julia Merison
* Don Billson	* Jerry Miles
* Keith Ferry	* Joyce Nickolay
* Thaya Idaikkadar	

* Denotes Member present

115. Attendance by Reserve Members

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

116. Right of Members to Speak

RESOLVED: That, in accordance with Committee Procedure Rule 4.1, the following Councillors, who were not Members of the Committee, be allowed to speak on the agenda items indicated:

<u>Councillor</u>	<u>Planning Application</u>
Paul Scott	2/01 The Bungalow, Alma Row, Harrow, HA3 6HN (Planning application 2/01 was subsequently deferred for a site visit)
Camilla Bath	2/03 12 Greenacres Drive, Stanmore, Middx, HA7 3QJ

117. Declarations of Interest

RESOLVED: To note that the following interest was declared:

Agenda Item 2/03 – Greenacres Drive, Stanmore, HA7 3QJ

Councillor Julia Merison declared a prejudicial interest in that her husband was friends with the objectors to the application. She withdrew from the room during the discussion and voting thereon.

118. Minutes

RESOLVED: That the minutes of the meeting held on 3 February 2010 be taken as read and signed as a correct record.

119. Public Questions

RESOLVED: To note that the following public question had been received:

Questioner: Mr Michael Toher

Asked of: Councillor Marilyn Ashton
Chairman of Planning Committee

Question: What criteria or guidelines does the Council use in determining whether a planning application is acceptable in terms of 1) overlooking and 2) loss of light or outlook, and how are these criteria or guidelines communicated to a developer who seeks pre-application advice by way of a Planning Application Meeting?

Answer: The Chairman responded that various policies were utilised for determination of planning applications and named the key documents including:

- Unitary Development Plan 2004
- London Plan 2008
- Emerging London Plan
- National Guidance (including various Planning Policy Guidance papers)
- Policy D4 (General Design)
- Policy D5 (Amenity)
- Policy D9 (Landscaping)

She further advised that applications were determined on an individual basis and based on their individual merit.

She further noted that Councillors did not participate in any pre-application meetings to inform applications and that this was the role of the Planning Officers.

Mr Toher asked a supplementary question which the Chairman also responded to.

120. Petitions

RESOLVED: To note that no petitions or deputations were received at this meeting under the provisions of Committee Procedure Rules 16 and 17 respectively.

121. References from Council and other Committees/Panels

The Committee noted receipt of a petition referred to it by Council opposing the conversion of 59 Warrington Road into three self-contained flats and containing 18 signatures of residents.

RESOLVED ITEMS

122. Representations on Planning Applications

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

123. Planning Applications Received

In accordance with the Local Government (Access to Information) Act 1985, the Addendum was admitted late to the agenda as it contained information relating to various items on the agenda and was based on information received after the despatch 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.

RESOLVED: That authority be given to the Head of Planning to issue the decision notices in respect of the applications considered.

TEMPLE HOUSE, 221-225 STATION ROAD, HARROW, HA1 2TH

Reference: P/2016/09/GD/MAJ – (M P & G Trading) Outline Application: Demolition of Existing Office Building and Re-Development of Site for New Part 2, Part 3 and Part 4 Storey Hotel (Class C1).

In response to queries raised by Members officers confirmed:

- a request had been received from the Greater London Authority (GLA) to view the application at Stage 2;
- representations had been received from the developer suggesting a reduction in the Section 106 contribution to £30,000, rather than the £50,000 proposed. The decision on this remained in the Committee's remit;
- there was considered to be a glut of low rental properties for business purposes and the proposed reduction in accommodation was not envisaged to create an issue in terms of supply and demand

DECISION:

- (1) Authorise in principle permission for the development described in the application and submitted plan, subject to the completion of a legal agreement and the conditions and informatives reported.
- (2) The level of contribution within the Section 106 Agreement be retained at £50,000.
- (3) The application be referred to the GLA at Stage 2 and the Divisional Director Planning be authorised to GRANT planning permission with the requisite amendments following this process, subject to no changes suggested being material to the development.

The Committee wished it to be recorded that the decision to GRANT was unanimous.

SHERIDAN HOUSE, 17 ST ANN'S ROAD, HARROW, HA1 1JU

Reference: P/1375/09/SL/MAJ – (ICICI Investments Limited) Change Of Use Of Existing Seven-Storey Building [B1 Use] To Hotel [C1 Use] With 114 Bedrooms. Demolition Of Existing Plant Floor At 6th Floor Level And Replacement With Additional Two Floors To Create Eight-Storey Building

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

The Committee wished it to be recorded that the decision to GRANT was unanimous.

ROYAL NATIONAL ORTHOPAEDIC HOSPITAL, BROCKLEY HILL, STANMORE, HA7 4LP

Reference: P/0083/10/NR – (Royal National Orthopaedic Hospital NHS Trust) Extension To The Time Limit For Implementing Outline Planning Permission P/1704/05/Cou Dated 15/01/2007 For Partial Redevelopment To Provide New Hospital And Associated Facilities, Housing (Including Staff), Revised Road Junction, Car Parking And Open Space.

In introducing the report the Divisional Director Planning referred the Committee to the addendum and policy changes identified therein. He further noted that the proposals did not, at this stage allow the identification of the numbers of housing units to be created as this would be related to the determination on available floorspace. However, the development proposed a ration of affordable housing at 25% of the floorspace of the development.

A Member raised several questions which were responded to as follows:

- The parameters and areas for development were unchanged in this application, save for a reduction in the total footprint of the development.
- The GLA had indicated its satisfaction with the proposed development.
- The residential development aspect was anticipated to be of a multi-floor nature.

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

The Committee wished it to be recorded that the decision to GRANT was unanimous.

1 MILL FARM CLOSE, PINNER, HA5 3SS

Reference: P/2415/09/SL/MAJ – (Catalyst Housing Group Redevelopment) To Provide 158 Residential Units [Flats And Houses], Alteration To Mill Farm Close Access Road, Creation Of Communal Green Space, Play Areas With Play Equipment, Associated Landscaping, Parking And Refuse [Revised Description].

The Committee noted that there were no specific plans for a play area within the development and that parking would remain at existing provision with on street also available.

The Chairman welcomed the application noting the improvements proposed would result in the provision of a public walkway and lead to a reduction in anti-social behaviour in the area.

DECISION:

- (1) Authorise in principle permission for the development described in the application and submitted plan, as amended on the addendum, subject to the completion of a legal agreement and the conditions and informatives reported.
- (2) The application be referred to the GLA and the Divisional Director Planning be authorised to GRANT permission subject to any additional conditions and approve following this process.

The Committee wished it to be recorded that the decision to GRANT was unanimous.

**TOWNSEND HOUSE, 160 NORTHOLT ROAD, SOUTH HARROW,
HA2 0PG**

Reference: P/0216/10/SL/MAJ –(Mr Mahash Patel) Variation Of Condition 7 Of Planning Permission Ref: P/2457/09 Dated 15 January 2010 For ‘Change Of Use Of Existing Building From B1 (Office) Use To D1(C) Education Use.

DECISION: GRANTED permission for the development described in the application and submitted plan, as per the amended report and the addendum, and the conditions and informatives reported.

The Committee wished it to be recorded that the decision to GRANT was unanimous.

THE BUNGALOW, ALMA ROW, HARROW, HA3 6HN

Reference: P/2746/09/GL/C – (Mr M Kanbi) Redevelopment: Construction Of Three Two Storey Homes With Parking Spaces And Landscaping; Demolition Of Existing Bungalow

DECISION: DEFERRED for a Member Site Visit.

The Committee wished it to be recorded that the decision to DEFER was unanimous.

**LAND AT R/O 176-182 HARROW VIEW, HARROW, ADJACENT TO NO. 2
BOLTON ROAD**

Reference: P/1324/09/GL/C – (Mr Aalok Soni) Retention Of Two Two-Storey Houses With Accommodation In Roofspace; Access And Parking (Amendment To Previously Approved Application P/2759/07/Dfu)

DECISION: GRANTED permission for the development described in the application and submitted plan, subject to the conditions and informatives reported.

The Committee wished it to be recorded that the decision to GRANT was unanimous.

12 GREENACRES DRIVE, STANMORE, MIDDLESEX, HA7 3QJ

Reference: P/2557/09/FOD/E – (Mr Lalit Shan) Two Storey Side Extension.

Councillor Merison withdrew from the room during the consideration of this application.

The Committee received representations from an objector (Mr Schusman), the applicant (Mr Shah) and a Member (Councillor Bath) which were noted.

Members noted the site visit undertaken had proved valuable as part of the consideration of the application. Concern was expressed that the proposals would result in detriment to the street scene as it resulted in infill of a building gap and this impacted upon the view from metropolitan open land to the rear of the site which needed to be considered in the context of Policy EP43 (MOL/Green Belt Fringes policy).

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

“The proposed extension would be out of character and would disturb the rhythm of building and space within the established pattern of development in the street, would be detrimental to the visual amenity and appearance of the street scene and would represent an obvious interruption in the pattern of development when viewed from the MOL to the rear of the property, contrary to HUDP policies D4 and EP43.”

The Committee wished it to be recorded that the decision to REFUSE was unanimous.

DUDLEY HOUSE, 31 LOWER ROAD, HARROW, HA2 0DE

Reference: P/2711/09/SB5/W – (Mr Patrick McHugh) Conversion Of Dwellinghouse Into Two Flats With New Entrance On Front Elevation; Bin Store At Rear; New 1m High Brick Wall And Gate To Front And Side Boundaries.

The Committee noted its concerns at the conversion proposal within the conservation area but considered the landscaping and front entry proposals reduced the impact on the street scene.

DECISION: GRANTED permission for the development described in the application and submitted plan, as amended on the addendum, subject to the conditions and informatives reported.

The Committee wished it to be recorded that the decision to GRANT was unanimous.

LAND AT BRIDGE HOUSE, 125 WAXWELL LANE, PINNER, HA5 3ER

Reference: P/2977/09/SB5/W –(Mr Neil Cottrell) Demolition Of Existing Bridge House Building And Redevelopment Of Site To Provide Four X Single And Two- Storey Detached Dwellinghouses With Habitable Roof Space; New Vehicular Accesses (Resubmission)

DECISION: GRANTED permission for the development described in the application and submitted plan, as amended on the addendum, subject to the conditions and informatives reported.

The Committee wished it to be recorded that the decision to GRANT was unanimous.

ROXETH MANOR SCHOOLS, (HEATHLAND SCHOOL), EASTCOTE LANE, HARROW, HA2 9AG

Reference: P/2489/09/HG/W –(Harrow Council) New Canopy To Main Entrance On Front Elevation; External Alterations; Replacement And New 2m High Security Fencing With Gates Along Accessway, Car Park, Play Areas And Site Boundary; Soft Landscaping; Widening Of Vehicle Access To Eastcote Lane And Alterations To Pedestrian Entrance; Raised Footpath And Hardsurfacing; Illuminated Bollards And Lighting; Modifications To Car Park Layout; New Refuse Storage Area, Bike Storage And Parking At The Entrance; Removal Of Sheds

In response to a Members' question officers confirmed that the identification of lighting poles referred to the higher lux rating used.

DECISION: GRANTED permission for the development described in the application and submitted plan, subject to the conditions and informatives reported.

The Committee wished it to be recorded that the decision to GRANT was unanimous.

16A UXBRIDGE ROAD, STANMORE, HA7 3LG

Reference: P/2813/09/NR/E – (Mr S N Bowery) Extension Of Time For Implementation Of Planning Permission P/822/06/Cfu Dated 15/12/2006 For Re-Development To Provide 3 Flats In 2 Storey Building With Rooms In Roof, Access, Parking

DECISION: GRANTED permission for the development described in the application and submitted plan, subject to the conditions and informatives reported.

The Committee wished it to be recorded that the decision to GRANT was unanimous.

TRINOMINIS HOUSE, 125-129 HIGH STREET, EDGWARE, HA8 7DB

Reference: P/2591/09/NR – (Mr Manos Shah) Two Storey Front Extension To Provide Retail/Financial & Professional/Business Uses (Classes A1/A2/B1) In Association With Change Of Use Of Part Of Existing Ground And First Floors, Addition Of Third Floor Extension With Conversion Of Existing Second Floor To Provide 8 Flats, External Alterations, Parking

In considering the application Members expressed their regret that consideration had not been given to ensuring the forecourt area remained a clear space.

DECISION: REFUSED permission for the development described in the application and submitted plans for the following reason:

“The proposal, by reason of its forward projection into the forecourt, would be an intrusive feature forward of the established building line, which would be detrimental to the visual amenity and character of the area and would appear to be incongruous and out of keeping when viewed from the north along Edgware High Street, contrary to HUDP policies D4 and D7.”

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 voted for the decision to refuse the application.

Councillors Keith Ferry, Jerry Miles and Thaya Idaikkadar abstained.

55 GORDON AVENUE, STANMORE, HA7 3QN

Reference: P/2394/09/ML1/E – (Banner Homes Ltd., Mr Neil Cottrell) Redevelopment To Provide Four Terraced Two Storey Houses With Rooms In Roofspace Fronting Gordon Avenue, Parking And Pergolas At Front, Access From Weymouth Walk (Revised)

DECISION: GRANTED permission for the development described in the application and submitted plan, subject to the conditions and informatives reported.

The Committee wished it to be recorded that the decision to GRANT was unanimous.

ABERCORN ARMS, 78 STANMORE HILL, STANMORE HA7 3BU

Reference: P/2957/09/ML/E – (Redklove Ltd)

Main Building:

Retrospective Demolition Of Single Storey Rear Extension; Construction Of Single And Two Storey Rear Extension With Side Dormers And Rooflights To Provide Restaurant/Ancillary Function Room And Kitchen; External Staircase; External Alterations To Existing Building.

Stable Block:

Change Of Use From Storage To Provide Ancillary Office And Staff Residential Accommodation, With External Alterations.

DECISION: GRANTED permission for the development described in the application and submitted plan, as amended on the addendum, subject to the conditions and informatives reported.

The Committee wished it to be recorded that the decision to GRANT was unanimous.

ABERCORN ARMS, 78 STANMORE HILL, STANMORE HA7 3BU

Reference: P/2963/09/LH – (Redklove Ltd) Listed Building Consent

Main Building:

Retrospective Demolition Of Single Storey Rear Extension; Construction Of Single And Two Storey Rear Extension With Side Dormers And Rooflights To Provide Restaurant/Ancillary Function Room And Kitchen; External Staircase; External Alterations To Existing Building And Internal Alterations Including: Insertion Of Lift From Ground To First Floor, Retrospective Demolition Works, Further Demolition Works, New Staircases And Walls And Raising Height Of Parts Of The Ground Floor Ceiling And Strengthening Works To Roof.

Stable Block:

Proposed Change Of Use From Storage To Provide Ancillary Office And Staff Residential Accommodation, With External Alterations.

The Committee agreed to consider the two applications in respect of the above development at the same time and that its comments be applied to both applications.

Replying to the various issues raised by the Committee officers confirmed that:

- The developer would need to provide examples of the materials to be used to replace the hayloft and stable doors.
- Photographic history existed showing the style of barn doors originally in situ and the developer would be expected to replace like for like, in terms of both style and material

The Committee emphasised the importance of the building materials utilised to replace key features, including the hayloft and stable doors, should be as close to the original intention of the listed building as possible and agreed that Condition 9 be strengthened to reflect the need to ensure this action.

The Chairman further requested a report be brought to the next meeting assessing possible breaches of planning/listed building control and the Council's remedies to rectify any such breaches.

DECISION:

- (1) GRANTED permission for the development described in the application and submitted plan, as amended on the addendum, subject to the conditions and informatives reported and the following:

Condition 9 - The replacement and reinstatement of the hayloft doors to the first floor south east elevation of this building shall be in

accordance with the detailed drawings held for the site and shall be made available for inspection on site by the Council for approval prior to use of this building. The hayloft doors so approved shall be retained thereafter.

(2) Listed Building Consent for the site be approved.

The Committee wished it to be recorded that the decision to GRANT was unanimous.

12 COURTFIELD CRESCENT, HARROW, HA1 2JZ

Reference: P/0046/10/AT/C- (Mr Shaihid Rajan Bawa) Conversion Of Dwelling To Two Self Contained Flats With Separate Gardens; Single Storey Rear Extension; Internal Bicycle And Refuse Storage; Parking Space; External Alterations (Resident Permit Restricted).

The Committee noted that a separate prosecution in respect of a misuse of the development site was underway but, that the application before them would be treated on its own merits.

In response to Members questions, officers confirmed:

- That the area was permit restricted and close to the town centre and there was no exceptional reason to require parking additional to that of the single car space identified as part of the application.
- The number of persons identified as part of the development proposal was in accordance with the design guide principles.
- An Enforcement Notice remained in effect that will prevent use of the site as four flats.

DECISION: GRANTED permission for the development described in the application and submitted plan, as amended on the addendum, subject to the conditions and informatives reported.

The Committee wished it to be recorded that the decision to GRANT was unanimous.

STANBURN FIRST & MIDDLE SCHOOL, ABERCORN ROAD, STANMORE, HA7 2PJ

Reference: P/0048/10/NR/E (Harrow Council) Temporary Single Storey Building To North Of Main Building For Use As Classrooms (Six Months).

DECISION: GRANTED permission for the development described in the application and submitted plan, subject to the conditions and informatives reported.

The Committee wished it to be recorded that the decision to GRANT was unanimous.

39 SWIFT CLOSE, HARROW, MIDDLESEX HA2 0TL

Reference: P/0014/10/SL- (Home Group) Three-Storey Residential Building Comprising 3 x One-Bed and 3 x Two-Bed Flats, Landscaping And Refuse Storage.

DECISION: GRANTED permission for the development described in the application and submitted plan, subject to the conditions and informatives reported.

The Committee wished it to be recorded that the decision to GRANT was unanimous.

190 STATION ROAD, HARROW, HA1 2RH

Reference: P/2271/09/AT/C – (Mr Farhad Davarzani) Variation Of Condition 5 Attached To Planning Permission No. East/1407/02/Ful Granted On 14/10/2004 To Permit Opening On Sunday From 10:30 Hours To 23:00 Hours; Monday To Wednesday From 08:00 Hours To 24:00 Hours; Thursday From 08:00 Hours To 02:00 Hours; And Friday And Saturday From 08:00 Hours To 03:00 Hours.

The Committee noted that the application had been previously deferred to allow for opportunity to reach agreement on the hours requested, within the context of a residential environment. However, this had not proved achievable and therefore Members deemed the proposal to be unacceptable.

DECISION: REFUSED permission for the development described in the application and submitted plans for the reason reported.

The Committee wished it to be recorded that the decision to REFUSE was unanimous.

124. Redevelopment of Rayners Lane Estate Phases E - H

The Committee received a report of the Director of Legal and Governance Services, which sought an extension of time to complete a Section 106 Agreement relating to the redevelopment of the Rayners Lane Estate Phases E-H. It was noted that the Strategic Planning Committee had approved heads of terms for the Agreement on 23 July 2008.

RESOLVED: That the time for completion of the Section 106 Agreement be extended by three calendar months from 10 March 2010.

125. INFORMATION REPORT - Planning Enforcement

The Committee received a report of the Divisional Director of Planning which provided an update and commentary on the activities of the Enforcement Team.

RESOLVED: That the report be noted.

126. Member Site Visits

RESOLVED: That a Member site visit takes place on Wednesday 14 April 2010 to the following site:

The Bungalow, Alma Row, Harrow, HA3 6HN

(Note: The meeting, having commenced at 6.30 pm, closed at 10.25 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman