

PLANNING COMMITTEE MINUTES

21 APRIL 2010

Chairman: * Councillor Marilyn Ashton

Councillors:

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

* Denotes Member present

127. Attendance by Reserve Members

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

128. 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>
Tony Ferrari	2/01 The Bungalow, Alma Row, Harrow, HA3 6HN
Eileen Kinnear	1/01 and 1/02 Whitmore High School, 8 Porlock Avenue, Harrow, HA2 0AS
Paul Scott	2/01 The Bungalow, Alma Row, Harrow, HA3 6HN

129. **Declarations of Interest**

RESOLVED: To note that the following interests were declared:

Agenda Item 2/03 – Elmgrove First and Middle School, Kenmore Avenue, Harrow, HA3 8LU

Councillor Marilyn Ashton declared a personal interest in that she had been a Governor of the school for thirteen years, including a period as Chairman. She would remain in the room whilst the matter was considered and voted upon.

Agenda Item 2/10 – 21 Anselm Road, Pinner, HA5 4LH

Councillors Husain Akhtar, Marilyn Ashton, Don Billson, Julia Merison and Joyce Nickolay declared a prejudicial interest in that Councillor Don Billson was the Applicant. They withdrew from the room during the discussion and voting thereon.

(Councillor Thaya Idaikkadar was appointed Chairman for consideration of this application.)

Agenda Items 2/15 and 2/16 – Orley Farm School, South Hill Avenue, Harrow, HA1 3NU

Councillor Marilyn Ashton declared a personal interest as her sons had attended the school. (The Committee was notified that the Applicant had withdrawn the application, therefore the items were not discussed.)

130. **Minutes**

RESOLVED: That the minutes of the meeting held on 10 March 2010 be taken as read and signed as a correct record.

131. **Public Questions, Petitions and Deputations**

RESOLVED: To note that no public questions were put, or petitions or deputations received at this meeting.

132. **References from Council and other Committees/Panels**

RESOLVED: To note that there were no references from Council or other Committees or Panels.

RESOLVED ITEMS

133. **Representations on Planning Applications**

RESOLVED: That it be noted that no representations had been received in respect of the list of planning applications.

134. 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 Divisional Director - Planning to issue the decision notices in respect of the applications considered.

WHITMORE HIGH SCHOOL, 8 PORLOCK AVENUE, HARROW HA2 0AS (APPLICATION 1/01)

Reference: P/0392/10/SL/MAJ – (London Borough Of Harrow) Variation To Conditions 4, 6, 9, 13, 17, 19, 20 And 21 Of Outline Planning Permission Ref: P/0892/08 Dated 23 May 2008 For Redevelopment To Provide New Two And Three-Storey Building Along With Indoor And Outdoor Sports And Recreational Facilities, Internal Roads And Footpaths, Access And Parking, And Ancillary Facilities.

In response to queries raised by Members it was noted that:

- the officers would ensure that a response was sent to the three residents who had expressed concern, with a copy to the backbenching Councillor;
- the development should not be used or occupied until the works had been completed in accordance with the approved details;
- discussions and regular liaison would take place with the Director of Schools and Children's Development to ensure a structured process.

The Chairman stated that it was essential that education and planning officers worked together to ensure that the contractor discharged the conditions. The Divisional Director of Planning undertook to write to the Director of Schools and Children's Development to express the concern of the Planning Committee as to the situation.

DECISION: GRANTED permission for the Variation of Conditions described in the application and submitted plans, as amended on the addendum.

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

WHITMORE HIGH SCHOOL, 8 PORLOCK AVENUE, HARROW HA2 0AS (APPLICATION 1/02)

Reference: P/0458/10/SL – (London Borough Of Harrow) Revisions To Vehicular And Pedestrian Access Off Porlock Avenue Of Application Ref

P/0892/08/Cou Dated 23/5/2008 For 'Outline: Redevelopment To Provide New Two And Three-Storey Building Along With Indoor And Outdoor Sports And Recreational Facilities, Internal Roads And Footpaths, Access And Parking, And Ancillary Facilities'.

The officer introduced the application and stated that the proposal had implications for other conditions within the outline planning permission, notably condition 16. The Committee considered that the implications of the condition and the current application needed to be considered together.

In response to queries raised by Members it was noted that:

- there was no condition that the gate at the vehicular access between the School House and Millock be closed outside school hours;
- HUDP policy D5 was applicable to the proposal as well as HUDP policy D4 which had been included;
- it was not possible at this stage to revisit the travel plan. However, the Council was working with the contractor to be 'good neighbours' and was working with TfL and schools on the creation and promotion of sustainable travel to and from schools.

The Chairman was of the opinion that an application should have been submitted that considered both the revisions to the vehicular and pedestrian access and the consequent landscaping proposals. Deferral would enable this to be achieved, including detail of the arrangements for the securing of the gate between the School House and Millock.

DECISION: DEFERRED for further consultation with the Applicant for the submission of an application incorporating all aspirations for the front of the application site.

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

THE BUNGALOW, ALMA ROW, HARROW, HA3 6HN (APPLICATION 2/01)

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.

Members expressed concern at the loss of on-street car parking spaces as a result of the development. The Committee considered that it would exacerbate an already unsatisfactory situation for vehicle movements in the locality resulting in an increased hazard to the safety of the users of the highway. Members had experienced difficulties in access and egress during the site visit. A CPZ could not be implemented in an unadopted road, and surrounding areas were heavily parked or parking enforcement measures were in place.

The officer indicated that it was a matter of judgement whether the impact of the reduced density in the revised application would repeat the hazards identified by the previous planning inspector and it remained an issue for consideration by the Committee.

Subsequent to discussion, and acknowledging that the fundamental principle for development had been agreed by the Inspector, Members considered that the opportunity should be taken to consult with the applicant, specifically to investigate improving the appearance of the properties, impact upon the light received to surrounding properties and car parking arrangements, including the displacement of street parking.

DECISION: DEFERRED for consultation with the Applicant.

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

THE ROOKERY, WESTFIELD LANE, HARROW, HA3 9EA (APPLICATION 2/02)

Reference: P/2847/09/NR – (Self Build Homes Limited) Two Storey Building With Rooms In Roofspace To Provide 8 Flats, With Car Parking.

The officer introduced the application and drew the attention of the Committee to the revisions to the previous application.

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

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

ELMGROVE FIRST AND MIDDLE SCHOOL, KENMORE AVENUE, HARROW, MIDDLESEX, HA3 8LU (APPLICATION 2/03)

Reference: P/0018/10/FOD/E – (London Borough of Harrow) Single Storey Extension To West Of Main Building And Entrance Porch Adjacent To School Hall.

In response to a question it was noted that the Council's drainage officer had no objection to the proposed works for the disposal of surface water.

DECISION: In accordance with Regulation 3 of the Town and Country Planning Regulations 1992, GRANTED permission for the development described in the application and submitted plans, 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.

51 CEDAR DRIVE, PINNER, HA5 4BY (APPLICATION 2/04)

Reference: P/0070/10/GL/C – (Miss Annette Cooper) Redevelopment: Two Storey Detached Single Dwelling House, With Associated Parking; Landscaping And Refuse Storage; Demolition Of Existing Dwellinghouse

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.

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

STANMORE COLLEGE, ELM PARK, STANMORE, HA7 4BQ (APPLICATION 2/05)

Reference: P/2338/09/NR/E – (Mr Tristan Shanahan (Stanmore College)) Retention Of Ground Floor Temporary Classroom Building With Addition Of First Floor Classroom Temporary Extension (3 Years)

In response to a question it was noted that the external staircases appeared to provide the sole/main form of access to the first floor. There appeared to be no internal staircases. It was noted that the single storey temporary building had already been in situ since 2004 and granting a further three year temporary permission would bring the total period to eight years. The Committee did not consider that a further three year temporary permission was acceptable in these circumstances. Accordingly, it resolved that a period of a further eighteen months would be more suitable.

DECISION: In accordance with Regulation 3 of the Town and Country Planning Regulations 1992, GRANTED permission for the development described in the application and submitted plans for a period of 18 months, 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.

GARAGES ADJACENT TO MAYFIELD HOUSE, MAYFIELD AVENUE, HARROW, HA3 8EX (APPLICATION 2/06)

Reference: P/2327/09/NR – (Mr S Randhawa and Others) Change Of Use From Lock Up Garages To Offices (Sui Generis To Class B1) With External Alterations

DECISION: DEFERRED for a Member Site Visit.

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

16A UXBRIDGE ROAD, STANMORE, HA7 3LG (APPLICATION 2/07)

Reference: P/2648/09/NR – (Mr S N Bowery) Outline: Two Storey Building With Rooms In Roofspace To Provide Three Flats, With Parking And Access (Layout, Access And Scale To Be Determined At Outline Stage)

At the request of Members, a plan showing the indicative elevations was circulated.

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.

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

MARLBOROUGH SCHOOL, MARLBOROUGH HILL, HARROW, HA1 1UJ (APPLICATION 2/08)

Reference: P/2835/09/LM/C – (Harrow Council) Redevelopment To Provide Detached Two Storey Building In South Corner Of Site And Single Storey Temporary Modular Building To North Of Site

It was noted that the objection from Sport England had been withdrawn. In response to a question, it was noted that the obscure glazed windows, where appropriate, would not result in an undue detrimental impact on the amenity of neighbouring residents.

DECISION: In accordance with Regulation 3 of the Town and Country Planning Regulations 1992, GRANTED permission for the development described in the application and submitted plans subject to the conditions and informatives reported.

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

NOWER HILL HIGH SCHOOL, PINNER ROAD, HA5 5RP (APPLICATION 2/09)

Reference: P/2003/09/LM/C – (Harrow Council Mr Allen Gibbons) Proposed Use Of Existing Car Parking Area As Hardsurfaced Play Area And Retention Of Hardstanding Adjacent To New Post 16 Block For Car Parking (31 Spaces)

The officer introduced the application. He informed the Committee that, whilst Sport England had not withdrawn its objection, the officer view was that the application provided improved safety for pupils through the removal of cars from deep within the site. Noting the impact upon play pitches from the proposal, officers considered that the balance should be in favour of the safety of pupils. The Committee was of the view that safety was the major concern.

The Divisional Director of Planning undertook to inform Sport England that the Committee regretted that it could not agree with its objections as its paramount consideration was the safety of pupils and educational needs of the school. It was important that Sport England engage in the context of the wider needs of the community rather than the present remit, which was respected, but did not reflect the often competing policy objectives.

DECISION: In accordance with Regulation 3 of the Town and Country Planning Regulations 1992, GRANTED permission for the development described in the application and submitted plans subject to the conditions and informatives reported.

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

21 ANSELM ROAD, PINNER, MIDDLESEX, HA5 4LH (APPLICATION 2/10)

Reference: P/2919/09/HT/C – (Mr Don Billson) Single Storey Side To Rear Extension; External Alterations.

Councillors Husain Akhtar, Marilyn Ashton, Don Billson, Julia Merison and Joyce Nickolay withdrew during the consideration of this application. Councillor Thaya Idaikkadar was appointed as Chairman for this application.

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

The Committee wished it to be recorded that the decision to GRANT was unanimous by those able to vote.

PHOENIX INDUSTRIAL ESTATE, ROSSLYN CRESCENT, HARROW HA1 2SP (APPLICATION 2/11)

Reference: P/2434/09/HT/C – (Phoenix Industrial Estate) Improvements And Refurbishment To Existing Use Class B1 Light Industrial Units: Incorporating New Walls And Openings, Alteration To Roofs, With Altered Of Ridge Heights To Units B1, B2, E1, E2, C1, C2, C3 And C4; Sub Division Of Units B1, B2 And C1; Installation Of Mezzanine Floors To Units B1, B2 And C1; Loss Of 7 Car Park Spaces; Provision Of 12 Covered Bike Racks

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

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

**ROXETH MANOR SCHOOLS (HEATHLAND SCHOOL), EASTCOTE LANE,
HARROW HA2 9AG (APPLICATION 2/12)**

Reference: P/0352/10/HG – (Harrow Council) Two Storey Plus Basement Extension To The Rear Of Main Building; Following Demolition Of Existing Single Storey Wing At Rear.

DECISION: In accordance with Regulation 3 of the Town and Country Planning Regulations 1992, GRANTED permission for the development described in the application and submitted plans, 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.

41 RADNOR ROAD, HARROW, HA1 1SA (APPLICATION 2/13)

Reference: P/0408/10/AT/C – (Ms D Kelly (Member of Staff)) Rear Conservatory

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

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

29 MASONS AVENUE, HARROW, HA3 5AH (APPLICATION 2/14)

Reference: P/0219/10/GL/C – (London Borough of Harrow) Construction Of A Single Storey Warehouse (Use Class B8) To Replace Previous Warehouse

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.

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

**ORLEY FARM SCHOOL, SOUTH HILL AVENUE, HARROW, HA1 3NU
(APPLICATION 2/15)**

Reference: P/0259/10/HG – (Mr Tim Brand Orley Farm School) Conservation Area Consent: Demolition Of Existing Temporary Huts And Rear Extension To Existing Garage

DECISION: That it be noted that the application had been withdrawn.

**ORLEY FARM SCHOOL, SOUTH HILL AVENUE, HARROW, HA1 3NU
(APPLICATION 2/16)**

Reference: P/0279/10/HG – (Mr Tim Brand - Orley Farm School) Two Storey Infill Extensions To Front And Rear Elevations, New Entrance And External Alterations To Main Building; Canopy To Play Area; Ground Floor Extension To Gardner Building; Two Storey Extension To Music Building; New Entrance And Single Storey Extension To Pre-Prep Building; New Dining And Kitchen Buildings Following Demolition Of Existing Structures West Of Main Building; New Changing Pavilion Adjacent To Sports Field; Alterations To Parking And Access; Hard And Soft Landscaping.

DECISION: That it be noted that the application had been withdrawn.

RAF UXBRIDGE, HILLINGDON ROAD, UXBRIDGE (APPLICATION 4/01)

Reference: P/0224/10/SL Consultation From Neighbouring Borough:

1. Outline Application (All Matters Reserved, Except For Access): Demolition Of Some Existing Buildings; A) Creation Of Up To 1,303 Residential Dwellings (Class C3) Of Between 2 To 6 Residential Storeys; B) Creation Of Up To 77 One Bedroom Assisted Living Retirement Accommodation Of Between 3 To 4 Storeys; C) Creation Of A Three-Form Entry Primary School Of 2 Storeys; D) Creation Of A Hotel (Class C1) Of 5 Storeys Of Up To 90 Beds; E) Creation Of A 1,200 Seat Theatre With Ancillary Café (Sui Generis); Office (Class B1a) Of Up To 13,860sqm; Energy Centre (Sui Generis) Of Up To 1,200sqm; And Retail (Class A1, A2, A3, A4, A5) Of Up To 2,850sqm; In Buildings Of Between 4 To 6 Storeys As Well As A Tower Element Associated With The Theatre Of Up To 30m; F) Creation Of A Local Centre To Provide Up To 150sqm Of Retail (Class A1 And A2) And 225sqm Gp Surgery (Class D1); Means Of Access And Improvements To Pedestrian Linkages To The Uxbridge Town Centre; Car Parking; Provision Of Public Open Space Including A District Park; Landscaping; Sustainable Infrastructure And Servicing.
2. In Addition To The Above, Full Planning Permission Is Sought For: A) Change Of Use Of The Grade II Listed Former Cinema Building To Provide 600sqm Class D1/2 Use (No Building Works Proposed); B) Change Of Use And Alterations To The Grade II Listed Hillingdon House To Provide 600sqm For A Restaurant (Class A3) On The Ground Floor And 1,500sqm Of Office (Class B1) On The Ground, First And Second Floor; C) Change Of Use And Alterations To The Carpenters Building To Provide 1 Residential Dwelling (Class C3); Creation Of 29 Residential Dwellings (Class C3) To The North Of Hillingdon House Of Between 2 To 3 Storeys As Well As Associated Amenity Space And Car Parking; Change Of Use Of Lawrence House (Building No. 109) To Provide 4 Dwellings (Class C3), Associated Amenity Space And Car Parking Including A Separate Freestanding Garage; D) Change Of Use And Alterations To The Sick Quarters (Building No. 91) To Provide 4 Dwellings (Class C3) As Well As Associated Amenity Space And Car Parking; E) Change Of Use Of

Mons Barrack Block (Building No. 146a) To Provide 7 Dwellings (Class C3) As Well As Associated Amenity Space And Car Parking.

DECISION: INFORM the London Borough of Hillingdon that Harrow Council raises no objection to this application.

The Committee wished it to be recorded that the decision that no objection be raised to the application was unanimous.

135. 24 Railway Approach, Harrow, Middlesex - Outline Application for 4/5 Storey Building Comprising 34 Residential Units (14 affordable) Plus Ground Floor Office Space - Completion of a Legal Agreement

The Committee received a report of the Divisional Director of Planning, which sought an extension of time to complete a section 106 Agreement with amended Head of Terms relating to 24 Railway Approach, Harrow.

It was noted that this replaced the previous head of terms authorised by the Strategic Planning Committee on 14 January 2009 which proposed the same number of affordable units (14) but with a different tenure mix of 11 for social rent and 3 for shared ownership.

RESOLVED: That the time for completion of the Section 106 Agreement be extended by three calendar months from 21 April 2010, such agreement to contain the following amended Head of Terms:

“The provision of fourteen (14) Affordable Housing units to be constructed on the Land as part of the Development as Social Rented Units comprising six (6) three – bedroom - five person units, two (2) three - bedroom – six person units, two (2) four - bedroom – seven person units, one (1) four - bedroom – eight person units and three (3) five - bedroom – nine person units, all of which are to be occupied by persons nominated by the Council to the Owner or the Nominated RSL in accordance with the Nomination Agreement and ‘Affordable Housing Unit’ shall be construed accordingly.’

136. INFORMATION REPORT - Planning Enforcement Update

In accordance with the Local Government (Access to Information) Act 1985, the Committee received a report of the Divisional Director of Planning which detailed default planning enforcement activity undertaken by the Planning Enforcement Team, pursuant to powers delegated to the Divisional Director by the Planning Committee. The report was considered as a matter of urgency to ensure that the Committee was advised in a timely manner of the outcomes of the action.

RESOLVED: That the report be noted.

137. Member Site Visits

RESOLVED: To note that a site visit in relation to Garages Adjacent to Mayfield House, Mayfield Avenue, Harrow would be arranged following the Annual Council meeting.

138. Exclusion of the Press and Public

RESOLVED: That the press and public be excluded from the meeting for the following item for the reasons set out below:

<u>Item</u>	<u>Title</u>	<u>Reason</u>
16.	Abercorn Arms Public House	Information under paragraph 5 (contains information in respect of which a claim to legal professional privilege could be maintained in legal proceedings).

139. Abercorn Arms Public House

In accordance with the Local Government (Access to Information) Act 1985, consideration was given to a report of the Divisional Director of Planning, which was admitted late to the agenda to ensure that any decision on enforcement could be taken prior to the resumption of further works on the site which were scheduled to commence shortly. The report considered the expediency of prosecuting for a breach of planning control comprising unauthorised works to the listed building known as Abercorn Arms Public House, Stanmore Hill.

RESOLVED: That further legal advice be sought in respect of the case for prosecution under Section 59 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and that a decision on prosecution be delegated to the Divisional Director for Planning in consultation with the Chairman and Nominated Member(s).

140. Vote of Thanks

The Chairman thanked officers and Members for their work over the last four years and she, in turn, was thanked by officers and Members of the Committee.

(Note: The meeting, having commenced at 6.30 pm, closed at 9.25 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman