

PLANNING COMMITTEE MINUTES

9 JUNE 2010

Chairman: * Councillor Keith Ferry

Councillors: * Mrinal Choudhury * Thaya Idaikkadar
* Stephen Greek * Joyce Nickolay
* Graham Henson (1) * Anthony Seymour

* Denotes Member present
(1) Denotes category of Reserve Members

1. Attendance by Reserve Members

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

Ordinary Member

Councillor William Stoodley

Reserve Member

Councillor Graham Henson

2. Appointment of Vice-Chairman

RESOLVED: That Councillor Thaya Idaikkadar be appointed Vice-Chairman of the Committee for the Municipal Year 2010/11.

3. 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>
Mano Dharmarajah	2/09 – Raebarn House, 100 Northolt Road, South Harrow, HA2 0DT
Christopher Noyce	2/02 - 1 Dewsbury Close, Pinner, HA5 5JG

4. **Declarations of Interest**

RESOLVED: To note that the following interests were declared:

Agenda Item 11 Planning Applications Received 2/09 Raebarn House, 100 Northolt Road, South Harrow, HA2 0DT

Councillor Graham Henson declared a prejudicial interest in that he had prior involvement in the application through discussions with objectors and residents. He left the room whilst the matter was considered and voted upon.

Agenda Item 11 – Planning Applications Received 2/05 37 Gerard Road, Harrow, HA1 2NE

Councillors Stephen Greek, Joyce Nickolay and Anthony Seymour declared personal interests in that a former Conservative Councillor lived in the road of the application. They remained in the room whilst the matter was considered and voted upon.

5. **Minutes**

RESOLVED: That the minutes of the meeting held on 21 April 2010 be taken as read and signed as a correct record.

6. **Public Questions**

RESOLVED: To note that no public questions were put.

7. **Petitions**

RESOLVED: To note the receipt of the following petitions:

- (i) Petition containing 1018 signatures objecting to the application for planning permission (ref: P/0707/10) for the construction of 2 new houses on the site of 18 Paines Close, Pinner, HA5 3BN
- (ii) Petition containing 200 signatures objecting to item 1/01 for the Variation to Condition 16 of Planning Permission Ref: P/0892/08 at Whitmore High School, Porlock Avenue, Harrow, HA2 0AD.

8. **Deputations**

RESOLVED: To note that no deputations were received.

9. References from Council and other Committees/Panels

RESOLVED: To note that there were no references.

RESOLVED ITEMS

10. Representations on Planning Applications

RESOLVED: That in accordance with the provisions of Committee Procedure Rule 30 (Part 4B of the Constitution), representations be received in respect of items 1/01, and 2/02 on the list of planning applications.

11. 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 the Divisional Director, Planning be authorised 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/1159/10/SL – (London Borough of Harrow). Variation to Condition 16 of Planning Permission Ref: P/0892/08 Dated 23.05.2008 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 to Allow Revisions to Car Parking Layout and the Implementation of the Revised Layout Prior to the Occupation of the Development.

An officer explained that the application related to revised access arrangements which would impact upon the layout. The applicant had applied for a variation of condition which related to car parking arrangements and the re-allocation of spaces from 111 to 90. According to the Council's adopted Unitary Development Plan (UDP), 90 allocated spaces would still satisfy the criteria laid out within it. The policy dictated that for this particular development 70 to 140 car parking spaces would be acceptable.

The officer also indicated to the Committee that there had been wide consultation on this proposal with affected neighbours. The Chairman referred to the petition presented to the Committee earlier on this application and highlighted the terms of it to the Committee.

The Committee received representations from an objector, Mr David Barlow, which was noted.

In response to queries by Members, officers confirmed that:

- A wide consultation with residents had taken place. Approximately 268 residents had been consulted which was felt to be comprehensive.
- There would be a net increase of 38 parking spaces for approximately 20 extra teachers.

DECISION: GRANTED permission for the development described on 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 voting was as follows:

Councillors Choudhury, Ferry, Henson and Idaikkadar voted for the decision to grant the application.

Councillors Greek, Nickolay and Seymour abstained on voting on the decision to grant the application.

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

Reference: P/0458/01/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.

An officer explained that the application involved a proposed revised vehicular access from Porlock Avenue. The Committee had an adjournment for this item to read the additional information contained in the addendum. In response to a question raised by a Member, an officer commented that it was logical to have a one way system as part of the proposal.

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 and an additional condition to read:

"The drop-off area [otherwise known as the Entrance Loop] as shown on Drawing No 70289-H05 shall only be served by a one-way-access / egress arrangement, demonstrated through the provision of appropriate signage".

REASON: In the interest of pedestrian and highway safety in accordance with Policy T6 of the Harrow Unitary Development Plan [2004].

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

**PRINCE EDWARDS PLAYING FIELDS, ST DAVID'S DRIVE, EDGWARE
(APPLICATION 1/03)**

Reference: P/2912/09/NR – (Football First). Variation Of Condition 17 (Floodlighting) Of Planning Permission Ref: P/0002/07 Dated 8 April 2008 From 'The Floodlighting Hereby Permitted For Playing Surfaces Shall Only Be Used On Any Day Up To 22.00 Hours Except When Evening Matches Are Being Played At The Main Stadium When Floodlighting Shall Only Be Used Up To 23.00 Hours' To 'The Floodlighting Hereby Permitted For Playing Surfaces Shall Only Be Used On Any Day Up To 22.30 Hours Except When Evening Matches Are Being Played At The Main Stadium When Floodlighting Shall Only Be Used Up To 23.00 Hours';

Variation Of Condition 18 (External Lighting) From 'All Exterior Lighting Other Than Floodlighting Shall Be Extinguished On Any Day Not Later Than 22:30 Hours, Except Lighting Not More Than 1M Above The Finished Road Or Car Park Level That Shall Be Extinguished Not More Than 60 Minutes After The End Of Any Match Or Event' To 'Exterior Lighting Other Than Floodlighting Shall Be Extinguished On Any Day Not Later Than 23.00 Hours Except Lighting In The Main Car Park Which Shall Be Extinguished Not Later Than 23.30 Hours. When Holding a Match Or Event, Lighting Not More Than 1M Above The Finished Road And Car Park Lighting Shall Be Extinguished Not More Than 60 Minutes After The End Of Such Match Or Event'.

The Committee were informed that the proposal involved varying two conditions relating to the floodlighting of playing surfaces. In response to questions, officers confirmed that:

- There had been no complaints or objections in relation to the proposals. Any nuisance issues would be dealt with by the Environmental Health team.
- A limited period for the variation would be reasonable. However the Committee had to be aware that a short period may not be viable for the tenants.
- It was important to be aware that there was a difference between the specific time variation being asked for, and the duration in years for which the variation would be operable.

DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported and an additional condition to read:

"The variation to Conditions 17 and 18 hereby approved is for a limited period until 30 June 2012. At the expiry of this limited period, the use of the floodlighting and external lighting shall revert to the hours approved under the original Conditions 17 and 18 of planning permission reference P/0002/07 dated 8 April 2008".

REASON: To safeguard the amenity of neighbouring residential development and to permit reconsideration in the light of the circumstances the prevailing, in accordance with saved policy D23 of the Harrow Unitary Development Plan 2004.

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

186 TO 194 PINNER ROAD, HARROW, HA1 4JP (APPLICATION 1/04)

Reference: P/0163/10/SOS – (De Visco Holdings). Redevelopment to Provide 14 Self Contained Flats Above an A2 (Financial and Professional Services) Unit at Ground Floor Level, with a Frontage on to Pinner Road, with 13 Off Street Parking Spaces to the Rear, Secure Cycle Spaces and a Lift to Provide Easier Access to Upper Floors. (Revision of Planning Permission P/2414/06).

In response to a question raised by a Member of the Committee, an officer confirmed that there would not be an impact on the amenity space within the development, as part of the proposal.

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 the application was unanimous.

HARROW BOROUGH FOOTBALL CLUB (APPLICATION 1/05)

Reference: P/1018/10/SL – (Harrow Borough Football Club). Variation of Condition 14 Attached to Planning Permission LBH/1408/06 Dated 30/01/1973 to Allow a Pre-Season Fixture to be Held on Sunday 1st August 2010 Against Birmingham City Football Club (Kick Off 3pm).

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 the application was unanimous.

190 STATION ROAD, HARROW, MIDDLESEX, HA1 2RH (APPLICATION 1/06)

Reference: P/1130/10/SL – (Farhad Davarzani). Variation to Condition 5 of Planning Permission Ref: East/1407/02/FUL Dated 14.10.2004 to Permit Opening Hours From Sunday to Wednesday Between 7am-12am and from Thursday to Saturday Between 7am-2am.

The Committee were informed that the application involved seeking an extension to permitted opening hours. A previous application to the Committee in March 2010 had been refused.

A Member of the Committee proposed refusal on the grounds that the proposal was not in accordance with policy EP of the UDP, would cause difficulties for parking on residential roads and would cause disturbance in the early hours of the morning. Upon a vote, the proposal was not agreed.

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 voting was as follows:

Councillors Choudhury, Ferry, Henson and Idaikkadar voted for the decision to grant the application.

Councillors Greek, Nickolay and Seymour voted against the decision to grant the application.

GOVERNMENT BUILDINGS, HONEYPOT LANE, STANMORE, HA7 1BB (APPLICATION 1/07)

Reference: P/2777/09/SOS – (St. Edward Homes Ltd). Provision of a Temporary 106 Space Car Park Associated with Planning Permission Reference P/2317/06, Allowed on Appeal Dated 12th November 2007, for a Redevelopment to Provide 816 Residential Units (Including 40% Affordable Housing); 959 Square Metres of Class A1/A2/A3/A4/A5/D1 and D2 Floorspace; 7,927 Square Metres of Class B1, (A), (B), (C) Floorspace, Including a Business Incubator Centre; Creation of a New Access on Whitchurch Lane; and Associated Flood Alleviation, Landscaping, Car Parking and Highway Works.

An officer confirmed that the temporary car park would be for use by residents.

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 the application was unanimous.

GOVERNMENT BUILDINGS, HONEYPOT LANE, STANMORE, MIDDLESEX, HA7 1BB (APPLICATION 1/08)

Reference: P/1289/10/SOS – (St Edward Homes Ltd). Discharge of Condition 17 (Phased Parking Provision) of Planning Permission Reference P/2317/06, Allowed on Appeal Dated 12th November 2007, for a Redevelopment to

Provide 816 Residential Units (Including 40% Affordable Housing); 959 Square Metres of Class A1/A2/A3/A4/A5/D1 and D2 Floorspace; 7.927 Square Metres of Class B1, (A), (B), (C) Floorspace, Including a Business Incubator Centre; Creation of a New Access on to Whitchurch Lane; and Associated Flood Alleviation, Landscaping, Car Parking and Highway Works.

It was confirmed that discharging the condition should provide adequate parking to allow the cessation of the temporary car park.

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 the application was unanimous.

FORMER CASE IS ALTERED PUBLIC HOUSE, 74 HIGH STREET, WEALDSTONE, HA3 7AF (APPLICATION 1/09)

Reference: P/2241/09/SL – (Redevelopment to Provide Three-To-Six Storey Block of 33 Flats, 447 Square Metres of A1 Retail Floor Space and Cycle Parking (Resident Permit Restricted).

An officer explained that that a previous application on this site had previously been dismissed at appeal. The inspector had expressed concerns about design. However the proposal was considered to address this and the impact on the listed building.

The Committee were informed that the Environment Agency had raised an objection as it required further information on flood proposals.

In response to questions raised by the Committee, officers confirmed the following:

- The proposal was set back from the original application. Additionally the proposal would lose 3 units from the original application.
- Officers considered that proposed condition 7 addressed issues in relation to refuse storage.
- Disabled parking was not considered to be an issue by the inspector. The development was for mixed use in a town centre location.
- The design of the building had been negotiated by officers and the applicant. The design had additionally been looked at by Design for London who had considered the proposal acceptable.

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

reported, and resolution of the objection from the Environment Agency relating to flood risk assessment.

The Committee further resolved that authority for resolution of the objection from the Environment Agency be delegated to the Divisional Director, Planning, and that details of the scheme for the storage and disposal of refuse/waste referred to in Condition 7 of the officer report, be brought back to the Committee for approval.

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

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

Reference P/2746/09/GL – (Mr M Kanbi). Redevelopment: Construction of Three Two Storey Homes with Parking Spaces and Landscaping, Demolition of Existing Bungalow.

The Chairman explained that this application had now been referred to the Planning Inspectorate. The role of the Committee was to determine what decision they would have made on the application, if an appeal had not been lodged by the applicant against non-determination of the application.

Officers commented that they considered that the current proposal addressed inspector's previous concerns. The application had been discussed with engineers who had preferred the current proposal rather than the previous one.

In response to questions raised by Members, officers commented that:

- The relevant road involved in the proposal, was a private road. Therefore the Council had no control in relation to this. The proposal involved lowered kerbs for three parking spaces. This was considered to be appropriate. Additionally the proposed development had been set back to allow for these extra spaces.
- The Planning Inspector had acknowledged in a previous appeal that the road was tight.

Members of the Committee expressed concern at the proposed development in that it resulted in an unsatisfactory loss of parking and would create further hazards in an already tight road.

DECISION: Had an appeal not been lodged against non-determination, the Committee would have REFUSED permission for the development described in the application and submitted plans, as amended on the addendum, for the following reason:

“The proposal, by reason of the site layout and car parking arrangement would result in loss of on-street car parking spaces, and the likely increase in parking on the neighbouring highways to the detriment of the free flow and

safety of traffic on the neighbouring highways and the amenity of neighbouring residents, contrary to saved policies D4, T6, and T13 of the Harrow UDP (2004)".

The Committee wished it to be recorded that the decision to refuse the application, had an appeal not been lodged against non-determination, was unanimous.

1 DEWSBURY CLOSE, PINNER, HA5 5JG (APPLICATION 2/02)

Reference: P/0465/10/HG – (Mr Jim Murphy). External Alterations to Front Elevation; Conversion of Garage to Habitable Room; Single and Two Storey Rear Extensions.

The Committee received representations from an objector, Mr Ali Al-Khafiji, which was noted.

DECISION: DEFERRED for a Member Site Visit.

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

UNIT 5, WHITEFRIARS INDUSTRIAL ESTATE, TUDOR ROAD, HARROW, HA3 5QD (APPLICATION 2/03)

Reference: P/0933/10/GL – (Harrow College). Change of Use from Industrial Use to Engineering Skills and Training Use (Class D1).

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 and the following additional condition and informative:

(i) Condition:

"The number of students within the premises shall not exceed 50 at any time and the number of staff within the premises shall not exceed 7 at any time".

REASON: To ensure that the use of the site is not over-intensive and to preserve the character of the industrial area to comply with saved policies D4 and EM14 of the Harrow Unitary Development Plan (2004).

(ii) Informative:

"The applicant is advised that any further applications for a change of use at the Whitefriars Industrial Estate to Engineering skills and training use (Class D1) are unlikely to be favourably considered by the Local Planning Authority".

The Committee wished it to be recorded that the decision to grant the application, was unanimous.

10 HARTFORD AVENUE, KENTON, HA3 8SY (APPLICATION 2/04)

Reference: P/0926/10/OS – (Mr and Mrs Varsani). Single Storey Detached Outbuilding in Rear Garden.

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 the application, was unanimous.

37 GERARD ROAD, HARROW, HA1 2NE (APPLICATION 2/05)

Reference: P/0638/10/GL – (Mr Jake Bender). Single Storey Front to Side Infill Extension; Conversion of Garage to Storage and Utility Room; Replacement Steps to Garden.

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 the application, 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.

An officer introduced the item and explained that the location of the proposed development was situated in a district centre. The site comprised of 12 garages and officers believed that the proposal involved a good use for the garages and would improve the area.

In response to questions raised by Members, officers confirmed that:

- A strip of land outlined in the plans behind the garaged belonged to the applicant and would be utilised for maintenance only.
- A condition could be imposed requiring parking at the front of Mayfield House.

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 and an additional condition to read:

The parking area on the forecourt of Mayfield House shall be available at all times for parking in association with the development which is hereby permitted.

REASON: To ensure the permanent provision of parking to serve the approved development in accordance with Policy T13 of the Harrow Unitary Development Plan (2004).

The Committee wished it to be recorded that the decision to grant the application, was unanimous.

406-412 UXBRIDGE ROAD, HATCH END, HA5 4HP (APPLICATION 2/07)

Reference: P/0769/10/GL – (Mr Andrea Surace). New Three Storey Building at Rear to Provide Extension to Restaurant and One Flat at Ground Floor Level with Three Flats at First and Second Floors; New Car Parking at Rear with Access From Woodridings Close; Cycle Store; Landscaping, Demolition of Existing Garages, Workshop and Office (Revised).

DECISION: DEFERRED for a Member Site Visit

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

237 KENTON LANE, HARROW, HA3 8RP (APPLICATION 2/08)

Reference: P/0238/10/ML1 – (Mr S Budhdeo). Change of Use from a Shop to a Café / Restaurant (Class A1 to A3); Extract Duct at Rear.

An officer explained that there had been a change in the description of the development provided for in the addendum. It was also considered that there would be no excessive loss of retail provision.

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 the application, was unanimous.

**RAEBURN HOUSE, 100 NORTHOLT ROAD, SOUTH HARROW, HA2 0DT
(APPLICATION 2/09)**

Reference: P/0216/10/SMC – (Bellway Homes Ltd. Mr James McConnell).
Change of Use of Ground and First Floors from Commercial to Education Use
(Use Class D1).

The Committee were informed that the proposal involved a change of use. It was explained that any type of A2 use could occur in the property without planning permission, so there could have been worse outcomes.

The applicant had attempted to accommodate a B1 use but had been unsuccessful. The inspector had indicated that a period of 2 years should be demonstrated in trying to find a suitable use, before a change of use could be considered. Officers felt that this test had been met and that there had been considerable efforts in this regard.

In response to questions raised, officers explained that:

- Students attending the proposed change of use, would be over 18 years of age.
- The total number of students was calculated by studying the proposal and also identifying what would be financially viable for the applicant.
- If there was a breach of a condition, the Council's enforcement team would take the appropriate action.
- An additional condition could be imposed requiring details of the internal layout to be provided.

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 and an extra condition to read:

"Notwithstanding the details on the approved drawings, the use hereby permitted shall not commence until floor layout plans showing the division of the floor space has been submitted to and approved in writing by the Local Planning Authority. The use shall be carried out in accordance with the approved details and thereafter retained".

REASON: To ensure a satisfactory layout in order to minimise potential disturbance outside the premises in accordance with saved policy EP25 of the Harrow Unitary Development Plan 2004.

The Committee wished it to be recorded that the decision to grant the application, was unanimous.

29 PAINES LANE, PINNER, HA5 3DF (APPLICATION 3/01)

Reference: P/0698/10/SMC – (Mrs Denise Slade). Detached Single Storey Dwelling to Rear of 29 Paines Lane.

An officer explained that the applicant was a member of staff. The proposal had been recommended for refusal for four reasons. It was considered that the proposal would be out of character and cause unacceptable disturbance by being an independent house. The proposal did not meet policy and officers felt that insufficient information had been provided.

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

The Committee wished it to be recorded that the decision to refuse the application, was unanimous.

NORTHOLT JUNCTION, CIVIC WAY, RUISLIP (APPLICATION 4/01)

Reference: P/1023/10/SMC – (London Borough of Hillingdon). Consultation from Neighbouring Borough: Track and Junction Improvements Involving Widening the Existing Up Line Embankment for 1.2KM; Stabilising the Existing Embankment; Laying a Second Track South of Existing Up Main Line; Provision of New Junctions; Replacing the Existing Single Track Bridge Over Civic Way with a Double Track Bridge; Infilling Redundant Under Bridge and Ancillary Works.

DECISION: NO OBJECTION raised.

The Committee wished it to be recorded that the decision to raise no objection, was unanimous.

12. INFORMATION REPORT - Urgent Non-Executive Decision Edgware Town Football Club

The Committee received an information report detailing the agreement of imposing additional conditions to the granted permission for the erection of 189 dwellings at Edgware Town Football Club, Burnt Oak Broadway, Edgware, Middlesex, HA8 5AQ.

RESOLVED: That the report be noted.

13. INFORMATION REPORT - Urgent Non-Executive Decision Richards Close

The Committee received an information report detailing the agreement of a non material amendment application (made pursuant to S69A of the Town and Country Planning Act 1990) in respect of proposals for a development at Richards Close.

RESOLVED: That the report be noted.

14. INFORMATION REPORT - Urgent Non-Executive Decision Copse Farm

The Committee received an information report detailing the agreement of varying Heads of Terms for the section 106 agreement and amendments to conditions for the proposed development at Copse Farm, Brookshill Drive, Harrow, HA3 6SB. The report also detailed the agreement to extend the time to complete the section 106 agreement to 4 November 2010.

RESOLVED: That the report be noted.

15. Member Site Visits

RESOLVED: That a Member site visit takes place on Wednesday 7 July 2010 at 6.30 pm to the following sites:

- 1 Dewsbury Close, Pinner, HA5 5JG.
- 406-412 Uxbridge Road, Hatch End, HA5 4HP.

(Note: The meeting, having commenced at 6.30 pm, closed at 9.53 pm).

(Signed) COUNCILLOR KEITH FERRY
Chairman