

# PLANNING COMMITTEE MINUTES

## 9 FEBRUARY 2011

**Chairman:** \* Councillor Keith Ferry

**Councillors:**

* Thaya Idaikkadar	* Bill Phillips (2)
* Nizam Ismail (4)	* Anthony Seymour
* Joyce Nickolay	* Simon Williams (1)

\* Denotes Member present  
(1), (2) and (4) Denote category of Reserve Members

### 86. Attendance by Reserve Members

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

Ordinary Member

Councillor Mrinal Choudhury  
Councillor Stephen Greek  
Councillor William Stoodley

Reserve Member

Councillor Bill Phillips  
Councillor Simon Williams  
Councillor Nizam Ismail

### 87. 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:

Councillor

Camilla Bath

Bill Phillips

Planning Application

1/05 and 1/06 Kingsgate House, 29-39  
The Broadway, Stanmore, HA7 4DJ

1/10 5-14 Becket Fold, Harrow, HA1 2LA

(Item 1/10 was subsequently deferred so the Member did not speak).

## **88. Declarations of Interest**

**RESOLVED:** To note that the following interests were declared:

Agenda Item 10 – Planning Applications Received - 1/05 and 1/06 – Kingsgate House, 29-39 The Broadway, Stanmore, HA7 4DJ

Councillor Camilla Bath declared a prejudicial interest in that her husband was a Trustee of a neighbouring property. She would make her representation and then leave the room whilst the matter was considered and voted upon.

Agenda Item 10 – Planning Applications Received – 1/04 – 24 Railway Approach, Wealdstone, HA3 5AA

Councillors Keith Ferry, Thaya Idaikkadar, Nizam Ismail and Bill Phillips declared a prejudicial interest in that there was a possibility that an adjacent property was owned by the Labour Party. They would leave the room whilst the matter was considered and voted upon.

(Councillor Joyce Nickolay was appointed Chairman for this item of business).

## **89. Minutes**

**RESOLVED:** That the minutes of the meeting held on 12 January 2011 be taken as read and signed as a correct record.

## **90. Public Questions and Deputations**

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

## **91. Petitions**

**RESOLVED:** To note the receipt of the following petitions:

1. Petition containing 48 signatures regarding the enforcement appeal relating to 201 Northolt Road, South Harrow.
2. Petition containing 13 signatures regarding the proposal to install new steel security gates at the entrance to King Henry Mews from Byron Hill Road.

## **92. References from Council and other Committees/Panels**

**RESOLVED:** There were none.

### 93. 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 item 2/05 on the list of planning applications.

[Note: Planning application 2/05 was subsequently deferred, and so the representations were not received].

### RESOLVED ITEMS

### 94. 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 of Planning to issue the decision notices in respect of the applications considered.

#### **WAVERLEY INDUSTRIAL ESTATE, HAILSHAM DRIVE, HARROW, HA1 4TR (APPLICATION 1/01)**

Reference: P/3233/10 – (Eskmuir Properties Ltd). Change of Use to a Flexible Permission for either B1(C), B2 or B8 Use.

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

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

#### **TESCO SUPERMARKET, STATION ROAD, HARROW, HA1 2TU (APPLICATION 1/02)**

Reference: P/3332/10 – (Tesco Storey Ltd). Variation of Condition 1 attached to Permission EAST/237/96/VAR dated 29/05/1996 to Permit the Opening Hours from 06.00 to 23.00 hours Monday to Saturday (Retrospective Application).

The Committee expressed concern that the whole of the car park would continue to be used during the increased opening hours pending the installation of a barrier. It was noted that a condition could be attached to restrict the use of the car park on a temporary basis. The officer undertook to make the applicant aware that use of the whole car park would be a breach of the condition that could be subject to enforcement action. It could be argued

that a condition to require an immediate temporary barrier would be against Circular 11/95.

In response to a question it was noted that the hours of sale of alcohol and pharmaceuticals were not planning considerations.

**DECISION:** GRANTED variation to condition 1 as described on the application and submitted plans, as amended by the addendum, subject to conditions and informatives reported and the amendment of condition 2 of the report as follows:

2. Details of a barrier system and car park management measures to prevent the use of the whole of the car park area to the west of the supermarket building between the hours of 22:00 hours to 08:00 hours on Mondays and to Saturday and between 22:00 hours on Saturdays and 10:00 hours on Sundays shall be submitted to, and approved in writing by, the local planning authority prior to the implementation of this permission.

The approved barrier system and car park management measures shall be implemented within one month of the date of the approval of the details and shall thereafter be retained.

**REASON:** To safeguard the amenities of neighbouring occupiers, as required by saved policies D4 and EP25 of the Harrow Unitary Development Plan (2004).

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

**RAYNERS LANE FC, 151 RAYNERS LANE, HARROW, HA2 0XH  
(APPLICATION 1/03)**

Reference: P/2649/10 – (Mr Martin Noblet). Provision of 6 X 15 Metre High Floodlighting Columns.

It was reported that a site visit had taken place. The application had been deferred from the last meeting to enable officers to consider what conditions might be appropriate should members be minded to grant permission. It was noted that the previous objections from the neighbouring resident had been withdrawn due to the proposed conditions now before the Committee mitigating the previous concerns.

It was reported that it had been agreed with the applicant that the floodlights would be in use for ten fixtures per season and be switched off ten minutes after the end of the match. The Committee considered that the pedestrian and vehicular gates to Lucas Avenue should not only be shut during matches but also locked. Should this prove not possible due to requirements for emergency access the amendment of the condition to require the gates to be closed but not locked would be referred to the Chairman and Nominated Member.

## **DECISION:**

- (1) GRANTED permission for the development described on the application and submitted plans, as amended by the addendum, subject to conditions and informatives reported and an amendment to condition 2 to read:

2. On match days when football games are played on the pitch using the approved floodlights, no admission to the ground from Lucas Avenue shall be permitted between half an hour before kick off and half an hour after the match has finished.

Note: This condition was agreed with the Chairman and Nominated Member following the Committee.

- (2) The reason for approval be as follows:

The proposed floodlights would support the recreational use of the football club and would therefore encourage outdoor sport and recreation activities, which would be beneficial to the local community. The associated impacts that would arise from the development would be adequately ameliorated through the use of appropriate planning conditions and the development would therefore not have any significant visual, amenity or other impact that would warrant refusal of planning permission. The proposal is therefore found to be consistent with government guidance, the policies and proposals in the London Plan (2008) and the saved policies of the Harrow Unitary Development Plan (2004) set out below, and all relevant material considerations, including comments received in response to publicity and consultation as outlined in the application report.

### **National Planning Policy:**

PPS1 – Delivering Sustainable Development

PPS9 – Biodiversity and Geological Conservation

PPS17 – Planning for Open Space, Sport and Recreation

PPG24 – Planning and Noise

### **London Plan (2008):**

4B.1 – Design Principles for a Compact City

### **London Borough of Harrow Unitary Development Plan 2004**

D4 – The Standard of Design and Layout

D23 – Lighting, Including Floodlighting

EP25 – Noise

EP47 – Open Space

R4 – Outdoor Sports Facilities

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

## **24 RAILWAY APPROACH, WEALDSTONE, HA3 5AA (APPLICATION 1/04)**

Reference: P/3376/10 – (A2 Dominion Group Ltd). Variation of Condition 22 Attached to Outline Planning Permission P/1455/08/COU dated 11/05/2010 to Reflect Revised Scale Parameters of the Proposed Development.

Councillor Joyce Nickolay was in the Chair for this item.

**DECISION:** GRANTED permission for the variation described on the application and submitted plans, subject to conditions and informatives reported.

*The Committee wished it to be recorded that the decision to grant the variation was unanimous of those present.*

## **KINGSGATE HOUSE, 29 - 39 THE BROADWAY, STANMORE, HA7 4DJ (APPLICATION 1/05)**

Reference: P/3018/10 – (Jaspar Management Ltd). Change of Use of First, Second and Third Floors from Office Use to 17 Self Contained Flats (Class B1 To C3); External Alterations Including Installation of Windows, Rooflights and Solar Panels; New Entrance; Internal Refuse and Cycle Storage at Ground Floor; Minor Alterations to External Parking and Landscaping; Additional Offsite Parking Area (12 Spaces) at the Rear of 14-30 (Even) The Broadway, Stanmore (Resident Permit Restricted).

In response to questions from Members it was noted that:

- the offices above the retail outlet had been vacant for two years and had been marketed without success;
- the existing parking situation with 10 parking bays to the rear and 12 on the opposite of The Broadway met requirements. No significant increase in traffic generation was expected and the occupiers of the flats would have resident parking restrictions.

### **DECISION:**

- (1) GRANTED permission for the development described on the application and submitted plans, as amended by the addendum, subject to conditions and informatives reported and the completion of a Section 106 agreement with Heads of Terms as set out in the report;
- (2) the delegation to the Divisional Director, Planning, in consultation with the Director of Legal and Governance, for the sealing of the Section 106 agreement and to agree any minor amendments to the conditions or the legal agreement;
- (3) should the Section 106 agreement not be completed by 9 May 2011, the decision to REFUSE planning permission be delegated to the Divisional Director of Planning for the reasons set out in the report.

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

**KINGSGATE HOUSE, 29 - 39 THE BROADWAY, STANMORE, HA7 4DJ  
(APPLICATION 1/06)**

Reference: P/3081/10 – (Jaspar Management Ltd). Change of Use of First, Second and Third Floors from Office Use to a 40 Bedroom Hotel (Class B1 to C1); External Alterations Including Additional Windows, Doors and the Installation of Solar Panels on the Southern Roofslope; New Entrance, Office, Laundry, Internal Refuse and Cycle Storage at Ground Floor; Alterations to External Parking and Landscaping; Additional Offsite Parking Area (12 Spaces) at the Rear of 14-30 (Even) The Broadway, Stanmore.

In response to a question from a Member it was noted that a coach parking space would not be required as there were less than 50 bedrooms.

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

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

**FORMER GOVERNMENT OFFICES, HONEYPOT LANE, STANMORE, HA7  
1BB (APPLICATION 1/07)**

Reference: P/3414/10 – (A2 Dominion). Modify Section 106 Agreement to Planning Permission P/2317/06/CFU dated 12/11/2007 to Change the Tenure of the 55 Units Consented to be Low Cost Home Ownership to Shared Ownership.

**DECISION:**

- (1) GRANTED permission for the development described on the application and submitted plans, subject to conditions and informatives reported, and the applicant entering into a deed of variation with the Heads of Terms set out in the report;
- (2) the delegation to the Divisional Director of Planning, in consultation with the Director of Legal and Governance Services, for the completion of the Section 106 agreement and to agree any minor amendments to the conditions or the legal agreement.

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

**SHERIDAN HOUSE, 17 ST ANNS ROAD, HARROW, HA1 1LQ  
(APPLICATION 1/08)**

Reference: P/3192/10 – (Mr Raj Soni). Change of Use of Existing Seven-Storey Building (B1 Use) to Hotel (C1 Use) with 90 Bedrooms. Demolition of Existing Plant at 6<sup>th</sup> Floor Level and Replacement with New Plant (Revised Application).

The Committee was informed that the variation of the original Heads of Terms to include a training and recruitment plan had been at the request of the applicant. The applicant now requested that the original terms be reinstated and an extension of time be agreed. It was noted that should the section 106 agreement not be completed by the statutory expiry date of 22 February, the application would be refused. However if the planning application was not determined by this date the applicant could appeal against non-determination.

**DECISION:**

- (1) GRANTED permission for the development described on the application and submitted plans, as amended by the addendum, subject to conditions and informatives reported;
- (2) authority be delegated to the Divisional Director, Planning, to renegotiate the Head of Terms relating to local training and employment with the applicant;
- (3) should the Section 106 Agreement not be completed by 22 February 2011, the decision to REFUSE planning permission be delegated to the Divisional Director, Planning for the reasons set out in the addendum.

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

**SCANMOOR HOUSE, 56 NORTHOLT ROAD, SOUTH HARROW HA2 0EY  
(APPLICATION 1/09)**

Reference: P/2624/10 – (Mr Jay Patel). Proposal: Change of Use from Office Building (B1 Use) to a Hotel (C1 Use) with 44 Rooms, Restaurant, Kitchen and Conference Facilities; Roof Extension to Provide 5<sup>th</sup> Floor, 1<sup>st</sup> To 5<sup>th</sup> Floor Side Extension and 1<sup>st</sup> Floor Rear Extension (Retrospective Application).

**DECISION:** GRANTED permission for the development described on the application and submitted plans, as amended by the addendum, subject to conditions and informatives reported and the completion of a deed of release by the applicant to enable the obligations in the Section 106 agreement dated 28 July 2009 to be discharged.

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



#### **5-14 BECKET FOLD, HARROW, HA1 2LA (APPLICATION 1/10)**

Reference: P/3102/10 – (Harrow Churches Housing Association). Demolition of Two Single Storey Terraces (Comprising 10 Residential Units); Redevelopment to Provide Part 2/Part 3 Storey Building Comprising 13 Residential Units for Older People; Provision of 6 Parking Spaces With Access From Courtfield Crescent And Landscaping.

**DECISION:** DEFERRED to permit consultation in line with statutory requirements.

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

#### **60 ST MICHAEL'S CRESCENT, PINNER, HA5 5LG (APPLICATION 2/01)**

Reference: P/3212/10 – (Mrs Ann Sullivan). Single Storey Rear Extension.

It was noted that the application had been referred to the Committee because the applicant was a Council employee.

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

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

#### **WILLIAM ELLIS SPORTS GROUND, CAMROSE AVENUE, EDGWARE, HA8 6ES (APPLICATION 2/02)**

Reference: P/2106/10/NR – (Mr P Hirst). Single and Two Storey Building for Use as a Clubhouse Located to the North of the Sports Ground; Existing Access from Camrose Avenue (Revised Application).

**DECISION:** NOTED that the application had been withdrawn.

#### **LAND ADJOINING EDGWARE BROOK & WHITCHURCH LANE, HONEYPOT LANE, STANMORE (APPLICATION 2/03)**

Reference: P/2824/10/NR – (Berkeley Urban Renaissance Ltd). Extension of Time of Planning Permission P/2246/06/COU Dated 12/11/2007 for 'New Pedestrian Access Route and Associated Landscape Works (as Part of the Comprehensive Development of the Former Government Office and DVLA Site)'.

It was reported that there had not been any major changes in planning policy or guidance since the original grant of planning permission.

**DECISION:**

- (1) GRANTED permission for the development described on the application and submitted plans, as amended by the addendum, subject to conditions and informatives reported,
- (2) that a deed of variation be entered into to amend the wording of the original Section 106 agreement to link the agreement with the replacement planning permission

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

**354-356 PINNER ROAD, HARROW, HA2 6DZ (APPLICATION 2/04)**

Reference: P/2743/10 - (Genesis Housing Group). Modify Section 106 Agreement to Planning Permission P/2447/04/CFU dated 16/10/2006 to Change the Tenure Types.

**DECISION:** GRANTED permission for the modification of the Section 106 agreement described on the application and submitted plans, as amended by the addendum, subject to conditions and informatives reported and the applicant entering into a deed of variation with the Heads of Terms set out in the report.

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

**22 BENTLEY WAY, STANMORE, HA7 3RP (APPLICATION 2/05)**

Reference: P/2741/10 - (D & B Developments). New Two Storey Dwellinghouse and Provision of Parking on Land Adjacent to 22 Bentley Way; External Alterations to Existing Dwelling at 22 Bentley Way Including Single and Two Storey Rear Extensions; Alterations to Roof to Form Front and Rear Dormers and Enlarged Roof Space Over Southern Two Storey Element; Two Rooflights in Each Side Roofslope of the Main Roof.

A revised report was included in the addendum for this item.

**DECISION:** DEFERRED for further consideration by the Planning officers.

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

**ALEXANDRA SCHOOL, 283 ALEXANDRA AVENUE, HARROW, HA2 9DX (APPLICATION 2/06)**

Reference: P/3422/10 – ( Mr Dennis Goldthorpe). New Hard Surfaced Play Area to West of Main Building to Form a Multi-Use Games Area (MUGA).

It was reported that the facility would also be available for supervised use by other disabled children. Although Sport England had objected to the loss of an area of playing field, the area was unusable at times due to waterlogging.

**DECISION:** GRANTED permission, under Regulation 3 of the Town and Country Planning General Regulations 1992, for the development described on the application and submitted plans, as amended by the addendum, subject to conditions and informatives reported.

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

### **374 PINNER ROAD, HARROW, HA2 6DZ (APPLICATION 2/07)**

Reference: P/2618/10 – (Mr R Malkhan). Change of Use of Ground Floor from a Greengrocers To A Restaurant/Hot Food Takeaway (Class A1 To A3/A5); Use of Front Forecourt for Siting of Four Tables and Eight Chairs; New Shopfront; Single Storey Rear Infill Extension; Extract Flue to Rear; External Alterations.

The officer reported that although the application would be a departure from EM16 of the development plan, it was recommended to the Committee for approval due to concern, supported by the Economic Development section, at the vacancy rates at the North Harrow District Centre and the effect on the viability of the centre.

**DECISION:** GRANTED permission for the development described on the application and submitted plans, as amended by the addendum, subject to conditions and informatives reported and an amendment to condition 3 as follows:

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/ doors(s) shall be installed in the flank wall(s) of the single storey rear extension hereby permitted other than as shown on the approved drawings without the prior permission in writing of the local planning authority.

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

### **THE ELMS TENNIS CLUB, PYNACLES CLOSE, STANMORE, HA7 4AF (APPLICATION 2/08)**

Reference:P/2207/10 – (The Elms Tennis Club). Provision of 6 X 8 Metre High Floodlighting Columns (Revised Application).

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

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

**GRIMSDYKE HOTEL, OLD REDDING, HARROW WEALD, HA3 6SH  
(APPLICATION 2/09)**

Reference:P/2530/10 – (Mr John Parker). Listed Building Consent: Carefully Take Down and Rebuild One Gate Pier and Adjoining Wall and Repair of the Other Gate Pier.

**DECISION:** GRANTED listed building consent for the development described on the application and submitted plans, subject to conditions and informatives reported.

*The Committee wished it to be recorded that the decision to grant listed building consent was unanimous.*

**ELLIOT HALL MEDICAL CENTRE, 167 UXBRIDGE ROAD, HATCH END,  
HA5 4EA (APPLICATION 2/10)**

Reference:P/1983/10/GL/C – (Dr Christopher Jenner). Discharge of a Section 106 Agreement to Planning Permission WEST/756/97/FUL Relating to the Opening and Closing Times; Numbers of Visitors Staff and Patients and Reporting Requirements.

**DECISION:** GRANTED approval for the release of the obligations in the Section 106 agreement dated 19 February 1998 described on the application, subject to the completion of a deed of release by the applicant.

*The Committee wished it to be recorded that the decision to approve the release of the obligations was unanimous.*

**WILLOW COTTAGE, HILLSIDE ROAD, PINNER, HA5 3YJ (APPLICATION  
3/01)**

Reference:P/1297/10 – (Mr Sabri Karim). Retrospective Application for a Loft Conversion With Proposed Alterations to Reduce the Size of the Unauthorised Side and Rear Dormers; Retention of Other Rear Dormer; Removal of 14 of the 26 Unauthorised Rooflights; Insertion of 1 Additional Rooflight; Retention of Existing First Floor Rear Projection on Columns; Replacement of Unauthorised Pantiles with Clay Tiles on Roof; Two Proposed Front Dormers.

**DECISION:** That had the application not been appealed for non-determination, it would have been REFUSED for the reason set out in the report, as amended by the addendum.

*The Committee wished it to be recorded that the decision to refuse the application, had it not been appealed under the grounds of non-determination, was unanimous.*

**FORMER PALACE OF ARTS & PALACE OF INDUSTRY SITE,  
ENGINEERS WAY, WEMBLEY, HA9 (APPLICATION 4/01)**

Reference: P/3380/10 – (London Borough of Brent). Consultation from Neighbouring Authority: Outline Application, Accompanied by an Environmental Impact Assessment, for the Demolition of Existing Buildings and the Mixed-Use Redevelopment of the Site to Provide up to 160,000m<sup>2</sup> of Floorspace (Gca, Excluding Infrastructure) Comprising: Retail/Financial and Professional Services/Food and Drink (Use Class A1 to A5): 17,000m<sup>2</sup> to 30,000m<sup>2</sup> Business (Use Class B1): Up to 25,000m<sup>2</sup>; Hotel (Use Class C1): 5,000m<sup>2</sup> to 20,000m<sup>2</sup>; Residential Dwellings (Use Class C3): 65,000m<sup>2</sup> to 100,000m<sup>2</sup> (815 To 1,300 Units); Community (Use Class D1): 1,500m<sup>2</sup> to 3,000m<sup>2</sup>; Leisure And Entertainment (Use Class D2): Up to 5,000m<sup>2</sup>; Student Accommodation/ Serviced Apartments/ Apart-Hotels (Sui Generis): 7,500m<sup>2</sup> to 25,000m<sup>2</sup>; and Associated Infrastructure Including Footways, Roads, Parking, Cycle Parking, Servicing, Open Spaces, Landscaping, Plant, Utilities and Works to Olympic Way.

**DECISION:** NO OBJECTION raised.

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

**PRINCE OF WALES PUBLIC HOUSE, 218 BURNT OAK, BROADWAY,  
EDGWARE, HA8 0AP (APPLICATION 4/02)**

Reference: P/3468/10 – (London Borough of Barnet). Consultation from Neighbouring Borough: Use of Ground Floor as Restaurant (A3), Part Function Room on First Floor and Three Storey Rear Extension and Conversion Of Upper Floors to Form Total of Seven Flats.

**DECISION:** NO OBJECTION raised.

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

**LAND FRONTING LINCOLN HOUSE, LONDON ROAD, HA1 3JJ  
(APPLICATION 5/01)**

Reference: P/0026/11 – (Openreach). Prior Approval for Installation of One Equipment Cabinet (1.6m X 1.2m X 0.45m) (Applicant Ref: 515187 186785) (Pcp:025).

**DECISION:**

- (1) That prior approval was required;
- (2) REFUSE prior approval of siting and appearance for the development as described in the application and submitted plans for the reasons stated in the report, as amended by the addendum.

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

**LAND FRONTING SUMMIT HOUSE, LONDON ROAD, HA1 3HD  
(APPLICATION 5/02)**

Reference: P/0049/11 – (Openreach). Prior Approval for Installation of One Equipment Cabinet (1.6m X 1.2m X 0.45m) (Applicant Ref: 515170 186689) (Pcp:059).

**DECISION:**

- (1) That prior approval was required;
- (2) REFUSE prior approval of siting and appearance for the development as described in the application and submitted plans for the reasons stated in the report.

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

**LAND ADJACENT TO NO. 32 HIGH STREET, HARROW, HA1 3HP  
(APPLICATION 5/03)**

Reference: P/0029/11 – (Openreach). Prior Approval for Siting and Appearance; Installation of One Equipment Cabinet (1.6m X 1.2m X 0.45m) (Applicant Ref: 515281 187275) (Pcp:066).

**DECISION:**

- (1) That prior approval was required;
- (2) REFUSE prior approval of siting and appearance for the development as described in the application and submitted plans for the reasons stated in the report, as amended by the addendum.

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

**LAND ADJACENT TO 1-97 CHASEWOOD PARK, HARROW, HA1 3RU  
(APPLICATION 5/04)**

Reference: P/0028/11 – (Openreach). Prior Approval for Siting and Appearance; Installation of One Equipment Cabinet (1.6m X 1.2m X 0.45m) (Applicant Ref: 515335 186393) (Pcp:024).

**DECISION:**

- (1) That prior approval was required;
- (2) REFUSE prior approval of siting and appearance for the development as described in the application and submitted plans for the reasons stated in the report, as amended by the addendum.

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

**95. INFORMATION REPORT - Urgent Non-Executive Decision: North Harrow Community Centre**

The Committee received an information report of the Director of Legal and Governance Services advising of a non-executive urgent action decision to modify the Section 106 agreement to enable some of the heads of terms to be secured by way of planning conditions instead of a legal agreement.

**RESOLVED:** That the report be noted.

**96. Member Site Visits**

**RESOLVED:** To note that there were no site visits to be arranged.

(Note: The meeting, having commenced at 6.30 pm, closed at 8.45 pm).

(Signed) COUNCILLOR KEITH FERRY  
Chairman