

PLANNING COMMITTEE MINUTES

6 APRIL 2011

Chairman: * Councillor Keith Ferry

Councillors: * Mrinal Choudhury * Joyce Nickolay
* Stephen Greek * Bill Phillips (2)
* Thaya Idaikkadar * Anthony Seymour

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

120. 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 Bill Phillips

121. Right of Members to Speak

RESOLVED: That, in accordance with Committee Procedure Rule 4.1, the following Councillor, who was not a Member of the Committee, be allowed to speak on the agenda item indicated:

Councillor

James Bond

Planning Application

2/03 - 2 Broadway Parade, Pinner Road,
Harrow, HA2 7SY

122. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Agenda Item 10 – Planning Applications Received – 2/01 - Garden House, 5 St Johns Road, Harrow, HA1 2EL

Councillor Thaya Idaikkadar declared a prejudicial interest in that he was the Portfolio Holder for Property and Major Contracts. He would leave the room whilst the matter was considered and voted upon.

Agenda Item 10 – Planning Applications Received – 2/04 - Botwell Court, 118-120 Headstone Road, Harrow, HA1 1PF

Councillor Thaya Idaikkadar declared a prejudicial interest in that he knew the applicant. He would leave the room whilst the matter was considered and voted upon.

123. Minutes

RESOLVED: That the minutes of the meeting held on 16 March 2011 be taken as read and signed as a correct record.

124. Public Questions, Petitions and Deputations

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

125. References from Council and other Committees/Panels

RESOLVED: There were none.

126. Representations on Planning Applications

RESOLVED: That it be noted that no representations had been received.

RESOLVED ITEMS

127. 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.

16-24 CANNING ROAD, WEALDSTONE, HA3 7SJ (APPLICATION 1/01)

Reference: P/1770/09 – (Construction Solutions Ltd – Mr Mark Farmer). Redevelopment comprising 51 units (4 no. x three-bed, 20 no. x two-bed, 26 no. x one-bed and 1 no. Studio apartment) of between four and six storeys, landscaping, parking and refuse storage (revised description).

DECISION: GRANTED planning permission in accordance with the recommendation and conditions agreed at the Planning Committee on 13 October 2010, subject to the variation of the Heads of Terms of the Section 106 agreement detailed in the report.

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

EDGWARE TOWN FOOTBALL CLUB, BURNT OAK BROADWAY, EDGWARE, HA8 5AQ (APPLICATION 1/02)

Reference: P/0428/11 – (Edgware Developments Ltd). Modify Section 106 Agreement to Planning Permission P/1941/07/COU Dated 22/04/10 to allow a Cascade Arrangement to Determine the Level of Affordable Housing Provision.

DECISION: It was noted that the applicant had withdrawn the application

GARDEN HOUSE, 5 ST JOHNS ROAD, HARROW, HA1 2EL (APPLICATION 2/01)

Reference: P/0439/11 – (Harrow Council). Temporary Change of Use from Office (Class B1) to Library (Class D1) until 31 March 2021.

DECISION: GRANTED, in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, permission for the temporary change of use 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 temporary change of use was unanimous.

59 ELM PARK, STANMORE, HA7 4AU (APPLICATION 2/02)

Reference: P/3478/10 – (Mr Ashwin Patel). Detached Outbuilding with Raised Decking in Rear Garden.

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.

**2 BROADWAY PARADE, PINNER ROAD, HARROW, HA2 7SY
(APPLICATION 2/03)**

Reference: P/3368/10 – (Mr Khan). Temporary Change of Use of Ground Floor Shop to a Laser Surgery (Use Class A1 to Use Class D1).

It was noted that the application had been reported to Committee as the proposal was considered to be a departure from the Harrow Unitary Development Plan.

In response to a question, an officer advised that the permission related to the land and was not a personal permission. The amendment to condition 2, detailed in the addendum, was in accordance with the tests set out in Circular 11/95.

The Committee was informed that the proposed temporary change of use was for five years. Should the applicant not reapply for an extension during that period, the permission would revert to Class A1. The prevailing circumstances, policies and site circumstances would be taken into account in any consideration of an extension.

DECISION: GRANTED permission for the temporary change of use 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 temporary change of use was unanimous.

**BOTWELL COURT, 118-120 HEADSTONE ROAD, HARROW, HA1 1PF
(APPLICATION 2/04)**

Reference: P/0406/11 – (Mr K Sabaratnam). Provision of Two Flats within Mansard Roof Space together with Roof Lights in Rear Roof Slope (Revised Application). Resident Permit Restricted.

It was reported that a site visit had taken place.

DECISION: GRANTED permission for the application 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 was unanimous.

**LAND FRONTING 130 STANMORE HILL, STANMORE, HA7 3BY
(APPLICATION 5/01)**

Reference: P/0545/11 – (Harlequin Ltd). Prior Approval for Installation of One Equipment Cabinet (1.6m X 1.2m X 0.45m) (Applicant Ref: 516426 192993) (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.

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

**LAND FRONTING WELLINGTON HOUSE, AYLMER DRIVE, STANMORE,
HA7 3ES (APPLICATION 5/02)**

Reference: P/0397/11 (Mr Ashwin Patel). Prior Approval for Installation of One Equipment Cabinet (1.41m X 0.37m X 1.21m) (Applicant Ref: 516400 192999) (PCP: 24).

DECISION:

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

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

**LAND IN THE CHASE, ADJACENT 9 NOWER HILL, PINNER, HA5 5QR
(APPLICATION 5/03)**

Reference: P/0656/11 – (Harlequin Ltd). Prior Approval for Installation of One Equipment Cabinet (1.20m X 0.45m X 1.60m) (Applicant Ref: 512718 189335) (PCP: 078).

Whilst members were minded to grant the application, it was noted that the consultation period had been extended to 19 April 2011 due to additional neighbour consultations.

DECISION:

- (1) That prior approval was required;
- (2) the Divisional Director, Planning, in consultation with the Chairman and Nominated Member, be authorised to determine prior approval of

details of siting and appearance for the installation of the equipment cabinet as described in the application and the submitted plans, as amended by the addendum, after the neighbour consultation period had expired on 19 April 2011.

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

128. Member Site Visits

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

129. End of Municipal Year 2010/11

As this was the last meeting in the 2010/11 Municipal Year, the Chairman thanked Members for their work on behalf of the Committee, particularly Councillor Mrinal Choudhury who would not be a member of the Committee in the following Municipal Year.

(Note: The meeting, having commenced at 6.30 pm, closed at 6.55 pm).

(Signed) COUNCILLOR KEITH FERRY
Chairman