

PLANNING COMMITTEE MINUTES

13 JULY 2011

Chairman: * Councillor Keith Ferry

Councillors: * Stephen Greek * Joyce Nickolay
* Thaya Idaikkadar * Anthony Seymour
* Nizam Ismail (3) * William Stoodley

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

153. Attendance by Reserve Members

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

Ordinary Member

Reserve Member

Councillor Bill Phillips

Councillor Nizam Ismail

154. Right of Members to Speak

RESOLVED: That no Members, who were not members of the Committee, had indicated that they wished to speak at the meeting.

155. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Agenda Item 10 – Planning Applications Received – The Princess Alexandra Home, Common Road, Stanmore, HA7 7AF

Councillors Keith Ferry and Joyce Nickolay declared personal interests in that they were Council representatives on the Bentley Priory Nature Reserve

Management Committee. They would remain in the room whilst the matter was considered and voted upon.

Councillor Anthony Seymour declared a personal interest in that he had been a supporter of the Applicant, Jewish Care, for a number of years. He would remain in the room whilst the matter was considered and voted upon.

156. Minutes

RESOLVED: That the minutes of the meeting held on 15 June 2011 be taken as read and signed as a correct record subject to it being noted that, with regard to Application 2/09 - Harrow Town Sports Club, 258 Rayners Lane, Harrow, HA2 9TY, the Chairman and Nominated Member had subsequently approved a revised condition 4 in relation to the floodlighting.

157. Public Questions, Petitions and Deputations

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

158. References from Council and other Committees/Panels

RESOLVED: There were none.

159. 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 items 2/05 and 2/06 on the list of planning applications.

RESOLVED ITEMS

160. 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.

**FORMER SAM MAQUIRE PH, 19 HIGH STREET WEALDSTONE, HA3 5BY
(APPLICATION 1/01)**

Reference: P/1856/09 - (Mr Nilesh Lukka - Mc Neil Ltd). Redevelopment to Provide Part 3, Part 4, Part 5 Storey Hotel Building with 79 Bedrooms with Cafe (A3 Use) at Ground Floor Level and 2 Parking Spaces.

It was reported that the item had been deferred from the last meeting.

RESOLVED: 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.

1-26, 28 & 30 DOUGLAS CLOSE, STANMORE, HA7 3SP (APPLICATION 1/02)

Reference: P/1397/11 - (Notting Hill Home Ownership Ltd). Variation of Condition 21 (Approved Plans) Attached to Planning Permission P/1794/10 Dated 08/10/2010 For 'Redevelopment to Provide 53 Flats in Five x Four Storey Blocks (22 Affordable), 26 x 2 Storey Dwellinghouses (14 Affordable), including 6 Houses with Accommodation in Roofspace; Provision of 80 Parking Spaces; 79 Cycle Spaces; Landscaping' to Allow Modifications to the External Appearance and Internal Layout of the Approved Development including Minor Alterations to the External Dimensions, Doors and Windows of the Houses and Flats; Minor Alterations to the Houses by Enlarging Dormers and Relocating Single Storey Elements, Cycle and Refuse Storage and Entrances; Minor Alterations to the Main Entrances and Roof Design of the Flat Blocks; Revised Housing Tenure Plan.

In response to a question, the Committee was advised of the changes to the scheme approved in October 2010. It was noted that there was a marginal increase in footprint. A Tree Preservation Order (TPO) had been made to the frontage trees.

RESOLVED: GRANTED permission for the variation of condition 21 described on the application and submitted plans, subject to conditions and informatives reported.

The Committee wished it to be recorded that the voting was as follows:

Councillors Keith Ferry, Thaya Idaikkadar, Nizam Ismail and William Stoodley voted to approve the application.

Councillors Stephen Greek, Joyce Nickolay and Anthony Seymour abstained.

NURSING STANDARD HOUSE, 17-19 PETERBOROUGH ROAD, HARROW, HA1 2AX (APPLICATION 1/03)

Reference: P/1356/11 - (Paragon Clothing Ltd). Extension of Time to Planning Permission P/2631/08 dated 07/10/2008 for 'Addition of Two New Floors with Mansard Roof Extension and Front, Side and Rear Dormers on Top Floor and Five Storey Rear Extension to Provide 700 SQM of Additional Floor Space, External Alterations including New Windows'.

It was noted that there had been no material changes since the last permission in October 2008.

RESOLVED: GRANTED permission for the extension of time 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 extension of time was unanimous.

SHERBOURNE HOUSE AND BRIGADE HOUSE, NORTHOLT ROAD, SOUTH HARROW, HA2 0LH (APPLICATION 1/04)

Reference: P/1128/11 - (Mr R Tait and Mr S Pankaj). Change of Use from Office to Education and Training (Class B1 To D1) (Resubmission)

RESOLVED: GRANTED permission for the change of use described on the application and submitted plans, subject to conditions and informatives reported and an amendment to condition 6 as follows:

'The total number of students within the premises shall not exceed 150 at any time and the total number of staff within the premises shall not exceed 75 at any time.

REASON: To ensure that the use of the site is not over intensive and to permit an assessment of the student/staff numbers in the future in light of the circumstances then prevailing as a measure to ensure that disturbance/disruption to the neighbouring residential properties is kept to a minimum in order to comply with saved policy EP25 of the Harrow Unitary Development Plan (2004).'

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

THE PRINCESS ALEXANDRA HOME, COMMON ROAD, STANMORE, HA7 3JE (APPLICATION 1/05)

Reference: P/1100/11 – (Jewish Care). Extension of Time to Outline Planning Permission (Access and Layout) P/3206/08 dated 16/03/2009 for 'Replacement Nursing & Care Home with Associated Day Centre'.

It was noted that the application site was in Stanmore Park ward.

RESOLVED:

- (1) GRANTED permission for the extension of time described on the application and submitted plans, subject to the addendum, conditions and informatives reported and the completion of a deed of variation to link the original Section 106 agreement to this replacement planning permission;
- (2) the delegation to the Divisional Director of Planning, in consultation with the Director of Legal and Governance Services, for the sealing of

the S106 agreement and to agree any minor amendments to the conditions or the legal agreement be approved;

- (3) should the Section 106 Agreement not be completed within six months of 13 July 2011 the decision to REFUSE planning permission be delegated to the Divisional Director of Planning for the reasons set out in the addendum.

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

FORMER CASE IS ALTERED PUBLIC HOUSE, 74 HIGH STREET, WEALDSTONE, HA3 7AF (APPLICATION1/06)

Reference: P/1426/11 – (Fruition Properties). Redevelopment to Provide Three-to-Six-Storey Block of 31 Flats 675sqm of A1 Retail Floor Space and Cycle Parking [Resident Permit Restricted] (Revisions to Approved Scheme P/2241/09 dated 18/11/2010).

The Committee was advised of the amendments to the scheme dismissed at appeal in May 2009.

RESOLVED:

- (1) GRANTED permission for the development described on the application and submitted plans, subject to the addendum, conditions and informatives reported and the completion of a Section 106 agreement with the Heads of Terms detailed in the report;
- (2) the delegation to the Divisional Director of Planning, in consultation with the Director of Legal and Governance Services, for the sealing of the S106 agreement and to agree any minor amendments to the conditions or the legal agreement be approved;
- (3) should the Section 106 Agreement not be completed by 29 August 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.

BENTLEY PRIORY, THE COMMON, STANMORE (APPLICATION 1/07)

Reference: P/0104/11 – (Mr Simon Vernon-Harcourt). Listed Building Consent: Proposed Internal Alterations to the Layout Within the Main Mansion House for the Formation of Residential Units with Associated New Window Openings, Opening Up of Currently Blind Windows and a New Glazed Enclosed Walkway.

RESOLVED: GRANTED Listed Building Consent for the development described on the application and submitted plans, subject to the addendum, the conditions to the suggested conditions and informatives reported.

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

BENTLEY PRIORY, THE COMMON, STANMORE (APPLICATION 1/08)

Reference: P/0105/11 – (Mr Simon Vernon-Harcourt). Proposal: Variation of Condition 26 (Approved Plans) Attached to Planning Permission P/1452/08CFU dated 16/09/2010 for 'Change of Use from Defence Establishment to Provide a Museum/Education Facility (D1 Use Class), 103 Dwellings (C3 Class) with Associated Car Parking, Ancillary Service/Accommodation, Energy Centre, Works to Landscape (Including Open Space Provision, Boundary Fencing and Removal of Trees) with Improved Means of Access to the Common, and including Alterations and Partial Demolition of the Mansion House, Alterations and Extension of Building 7. Relocation of Entrance to the Walled Garden and Demolition of Other Listed Buildings` To Allow Modifications to the External Appearance and Internal Layout of the Approved Development Which Result in the Creation of Two Additional Residential Units Within the Main Mansion House Building.

The Committee was informed of legal advice received that the completion of a deed of variation was not required.

In response to a question it was noted that the variation resulted in the creation of two additional residential units within the main mansion house building.

RESOLVED: GRANTED permission for the variation of condition 26 described on the application and submitted plans and documentation, subject to the addendum, conditions and informatives reported.

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

STANMORE COLLEGE, ELM PARK, STANMORE, HA7 4BQ (APPLICATION 2/01)

Reference: P/0981/11 – (Mr Tristan Shanahan (Stanmore College)). Retention of Two Storey Temporary Classroom Building (18 Months).

The Committee noted that permission for the retention of a ground floor temporary classroom building with the addition of a first floor classroom temporary extension for 18 months had previously been agreed by the Committee.

RESOLVED: GRANTED permission for the development described on the application and submitted plans, subject to conditions and informatives reported and an additional informative to advise the Applicant that it was unlikely a further extension of time would be supported.

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

LAND ADJACENT TO COMPASS HOUSE, PYNACLES CLOSE, STANMORE, HA7 4AF (APPLICATION 2/02)

Reference: P/0381/11 – (Mr Rolly Ltd). Detached Single/Three Storey Building with Parking for Use as Offices/Class D1 Use (Classes B1/D1); Bin/Cycle Storage; Landscaping; Access from Church Road/Stanmore Hill.

The Chairman reported that the Planning Inspector had stated that the arrangements for refuse collection were satisfactory.

In response to questions, the Committee was informed that:

- It was a matter of judgement, using site specific criteria, as to the reduction required in height and setting back from the previously refused application;
- the effect on the right of way was a property matter and did not fall to be considered by the Planning Committee. If there were legal rights of way they would remain unless the developer obtained authority to extinguish.

RESOLVED: 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.

10A HARROW VIEW, HARROW, HA1 1RG (APPLICATION 2/03)

Reference: P/1187/11 – (Mr H Johal). Rear Dormer.

It was reported that the application had been submitted to the Committee for determination as a petition signed by more than five persons which conflicted with the officer's recommendation had been received.

RESOLVED: 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.

531 - 533 PINNER ROAD, HARROW, HA2 6EH (APPLICATION 2/04)

Reference: P/0711/11 – (Mr Dipesh Shah). Change of Use of Ground Floor from a Shop to a Restaurant (Class A1 To A3); Extract Flue to Rear Elevation; External Alterations.

RESOLVED: DEFERRED to enable applicant to submit revised ownership certificate.

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

60 EXETER ROAD, RAYNERS LANE, HA2 9PL (APPLICATION 2/05)

Reference: P/1263/11 – (Mr R P Khakharia). Conversion of Dwelling into Two Flats: Provision of Two Parking Spaces: Refuse: Landscaping and Alterations to Front Porch (Retrospective Application).

An officer referred to the Appeal Decision which outlined why the Inspector dismissed the appeal.

The Chairman referred to the sound report which had been circulated. Members expressed concern that the applicant had failed to demonstrate that there were adequate measures to mitigate noise and disturbance between no. 58 and the converted dwelling. Arising from this, it was discussed whether the sound report, commissioned by the developer, complied with Building Regulations standards due to it not being undertaken in an empty room.

The officer advised that the imposition of conditions in relation to noise disturbance could no longer be undertaken due to the fact that such matters were dealt with by other legislation.

The Committee received representations from an objector, Martin Palmer, and the applicant, Rajau Patel.

RESOLVED: DEFERRED to request the developer to commission a noise assessment in accordance with regulations.

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

GARAGES REAR OF CHESTER COURT, SHEEPCOTE ROAD, HARROW, HA1 2LJ (APPLICATION 2/06)

Reference: P/1238/11 – (Haynes (Holdings) Company Ltd). Demolition of Existing Garages Proposed Three 2 Bedroom Mews Type Houses with 8 Car Park Spaces (Revisions to Planning Permission P/0200/07/CFU Allowed on Appeal Ref APP/M5450/A/07/2053472 Dated 18 December 2007) (Resident Permit Restricted).

The Committee was advised that the revisions to the previous planning permission, which had been granted on appeal, were with regard to parking spaces and access.

In response to questions, the Committee was informed that:

- it was proposed that the access road alignment would remain as existing;
- there had previously been 14 parking spaces proposed for the site as a whole, including Chester Court. Redesigning the existing spaces would result in a reduction of 2 parking spaces;
- if Chester Court were to be redeveloped in the future it would be encouraged to be 'car free' given its sustainable location in public transport terms. The already limited spare capacity available for visitors acted as a self limiting parking constraint and therefore encouraged use of alternative sustainable travel modes;
- with regard to the access road alignment, the officers did not consider one proposal better than the other. However, the present alignment provided better amenity for the houses and allowed for a more appropriate access route into the neighbouring Kensington Heights development.

The Committee received representations from an objector, Ms E Zaeni.

RESOLVED: DEFERRED for a site visit.

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

10 RICKMANSWORTH ROAD, PINNER, HA5 3TG (APPLICATION 2/07)

Reference: P/0541/11 – (Mr Sam Thompson). Single Storey Front Extension; Single Storey Side to Rear Extension Including Extension of Roof Over; Alterations to Roof to Form Rear Dormer and Extension to Existing Front Dormer.

RESOLVED:

- (1) GRANTED permission for the development described on the application and submitted plans, subject to the conditions and informatives reported and the completion of a Section 106 agreement within six months with the Heads of Terms detailed in the report;
- (2) the delegation to the Divisional Director of Planning, in consultation with the Director of Legal and Governance Services, for the sealing of the S106 agreement and to agree any minor amendments to the conditions or the legal agreement be approved;

- (3) should the Section 106 Agreement not be completed within six months of 13 July 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.

**SCHOOL BUILDING, LEAF SCHOOL, GROVE HILL, HARROW, HA1 3HE
(APPLICATION 2/08)**

Reference: P/0911/11 – (The Keepers & Governors of Harrow School). Single and Two Storey Building Adjacent to Leaf Schools to Form New Building for Art Department; Hardsurfacing; New 2.1m High Weld Mesh Fence and Pedestrian Gate.

RESOLVED: DEFERRED for a site visit to take place.

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

180-182 PINNER ROAD, HARROW, HA1 4JP (APPLICATION 2/09)

Reference: P/0293/11 – (Mr Dinesh Koria). Erection of Single Storey Rear Extension to 182 Pinner Road, First Floor Rear Extension at No 180 Pinner Road and Conversion of First Floor and Loft at No 180 Pinner Road into Two Self Contained Flats.

RESOLVED: 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.

**UNIT 3, RUISLIP RETAIL PARK, VICTORIA ROAD, RUISLIP
(APPLICATION 4/01)**

Reference: P/1625/11 – (London Borough of Hillingdon). Consultation from a Neighbouring Borough: Variation of Condition 6, (To Remove Restrictions On The Sales Of Goods), of Permission Ref. 43510/App/2010/1979 Dated 10/02/2011: Construction of a 1,810m² Mezzanine Within Unit 3, Ruislip Retail Park

RESOLVED: NO OBJECTION raised.

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

**UNIT 3, RUISLIP RETAIL PARK, VICTORIA ROAD, RUISLIP
(APPLICATION 4/02)**

Reference: P/1630/11 – (London Borough of Hillingdon). Consultation from a Neighbouring Authority: Variation of Condition 11, (To Remove Restrictions on Sales of Fancy Goods) Planning Permission Ref. 43510/APP/2000/2485 Dated 14/03/2003:

Refurbishment of Existing Retail Units, With New Cladding on All Elevations, New Cover Walkway on Northern Frontage (Facing Victoria Road) and Changes to Service Arrangement, Car Parking With Enhanced Frontage Landscaping, Incorporating Disused Service Road.

RESOLVED: NO OBJECTION raised.

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

161. Member Site Visits

RESOLVED: That a Member site visit take place to the following sites:

Garages Rear of Chester Court, Sheepcote Road, Harrow
School Building, Leaf School, Grove Hill, Harrow

162. Member Referral of Applications to Planning Committee

The Committee received a report of the Divisional Director of Planning, which proposed a revised procedure for referring planning applications which would normally fall to be determined by officers under the Scheme of Delegation to the Planning Committee.

The Chairman informed the Committee that the proposal had arisen as part of the review of procedures in Development Management to improve transparency and efficiency. A revised Schedule of Delegation would be presented to the Committee in the autumn.

Members sought further information on the procedure, including the number of Member referrals in the previous few years and a breakdown of costs regarding the present and proposed systems. It was request that the report be circulated to all Members of the Council to enable feedback.

RESOLVED: That the report be deferred to the next meeting to enable the provision of further information.

(Note: The meeting, having commenced at 6.30 pm, closed at 9.05 pm).

(Signed) COUNCILLOR KEITH FERRY
Chairman