

PLANNING COMMITTEE MINUTES

7 SEPTEMBER 2011

Chairman: * Councillor Keith Ferry

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

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

163. Attendance by Reserve Members

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

Ordinary Member

Councillor William Stoodley

Reserve Member

Councillor Ajay Maru

164. 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

Christopher Noyce

Planning Application

2/05 – 60 Exeter Road, Rayners Lane,
HA2 9PL

165. Declarations of Interest

RESOLVED: To note that the following interest was declared:

Agenda Item 10 – Planning Applications Received – 2/05 – 60 Exeter Road,
Rayners Lane, HA2 9PL

Councillor Christopher Noyce declared a personal interest in that he lived fairly close to the property. He would remain in the room whilst the matter was considered and voted upon.

166. Minutes

RESOLVED: That the minutes of the meeting held on 13 July 2011 be taken as read and signed as a correct record.

167. Public Questions, Petitions and Deputations

RESOLVED: To note that no public questions were put, or petitions or deputations received at this meeting under the provisions of Committee Procedure Rules 19, 16 and 17 respectively.

168. References from Council and other Committees/Panels

RESOLVED: There were none.

169. Representations on Planning Applications

RESOLVED: That representations be received in respect of item 2/06 on the list of planning applications although a representation had been made on the application at the last meeting.

RESOLVED ITEMS

170. 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.

**EDGWARE TOWN FOOTBALL CLUB, BURNT OAK BROADWAY,
EDGWARE, HA8 5AQ (APPLICATION 1/01)**

Reference: P/1988/11 – (Edgware Developments Ltd). Modification to Section 106 Agreement to Planning Permission P/1941/07/COU to allow a

Cascade Arrangement to Determine the Level of Affordable Housing Provision.

DECISION:

- (1) APPROVED modification of the Section 106 Agreement relating to the provision of affordable housing as described on the application and submitted plans, subject to the applicant entering into a deed of variation with Head of Terms as 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 S106 Agreement and to agree any minor amendments to the conditions or the Head of Terms of the Legal Agreement be approved.

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

GOODWILL TO ALL PUBLIC HOUSE, HEADSTONE DRIVE, WEALDSTONE, HA1 4UN (APPLICATION 1/02)

Reference: P/1433/11- (Mr Dean Grimes). Variation Of Condition 16 (Approved Plans) attached to Planning Permission P/1676/10 dated 22/09/2010 to allow Modifications to the Internal Layouts and External Appearance of the Building.

In response to a question, the Committee was advised of the location of the road entrance for bin collection. The provision of a specific layby for use by refuse vehicles was noted.

DECISION: GRANTED permission for the variation of Condition 16 as described on the application and submitted plans, as amended by the addendum, subject to conditions reported.

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

LOWER PRIORY FARM, CLAMP HILL, STANMORE, HA7 3JJ (APPLICATION 2/01)

Reference: P/1251/11 – (Mr Gerry Rochford). Demolition of Existing Workshops and Industrial Buildings; New Two Storey Dwellinghouse; Associated Landscaping.

The Chairman reported that a site visit had taken place.

In response to questions regarding bird and bat habitats it was noted that Conditions 16 and 17 required details of biodiversity measures and external lighting to be submitted and approved in writing prior to development above ground floor damp proof course level.

DECISION: GRANTED permission for the application as 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.

113 CARMELITE ROAD, HARROW, HA3 5LU (APPLICATION 2/02)

Reference: P/1482/11 5LU – (Mr Emmanuel Okoli). Certificate Of Lawful Development (Proposed): Single Storey Rear Extension.

It was noted that the application was reported to the Committee as a petition, which conflicted with the recommendation of officers, had been received.

DECISION: GRANTED the Certificate of Lawful Proposed Development as described on the application and submitted plans, as amended by the addendum, subject to informatives reported.

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

SCHOOL BUILDING, LEAF SCHOOL, GROVE HILL, HARROW, HA1 3HE (APPLICATION 2/03)

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.

It was noted that a site visit had taken place.

DECISION: GRANTED permission for the application as 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.

The officer reported that it was considered that the local employment and regenerative benefits of the proposals would outweigh the loss of an A1 unit. In response to a question it was noted that the application was for a restaurant with ancillary take away. A separate planning application would be required should the take away element increase beyond a certain level.

DECISION: GRANTED permission for the application as 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 change of use 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).

The officer advised that the question of whether the applicant had demonstrated that there were adequate measures to mitigate noise and disturbance between no.58 and the converted dwelling had been referred to noise.co.uk, acknowledged specialists in that area, who were satisfied and considered that it would be unreasonable to pursue the matter further.

Members expressed disappointment that the noise assessment requested at the last meeting had not taken place. In response to questions, the Committee was informed that:

- it would be unreasonable to require every property proposed for conversion to be emptied of furniture to enable a noise assessment to be undertaken;
- the Building Control Officers had stated that the application complied with building regulations;
- any proposals with regard to amendments to the design guidance would need to be referred through the Local Development Framework process;
- the internal layout of a property, ie location of bedrooms and living rooms, could be altered;
- issues regarding noise could be referred to the environmental health team who could recommend soundproofing if appropriate.

Consideration was given to the Appeal decision which outlined why the Inspector had dismissed the appeal. The officer stated that the lack of information identified by the Inspector had been dealt with by the noise report that had been subsequently submitted.

DECISION: GRANTED permission for the application as 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 voting was as follows:

Councillors Keith Ferry, Thaya Idaikkadar, Ajay Maru and Bill Phillips voted to approve the application.

Councillors Stephen Greek, Joyce Nickolay and Anthony Seymour abstained.

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, New Refuse Stores (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 officer reported that a site visit had taken place.

In response to questions, the Committee was informed that:

- The garages were not part of the original development, were not for the use of the residents of Chester Court and none were being used by them;
- provision would be made for a roof to the bin storage hut with a door for each bin;
- there would be a reduction from four car parking spaces to two in the landscaped area.

The Committee received representations from an objector, Mrs Cravitz and the applicant, Mr Granstoun.

DECISION: GRANTED permission for the application as described on the application and submitted plans, as amended by the addendum, subject to conditions and informatives reported, with a further condition to read as follows:

"Notwithstanding what is shown on the approved plans, details of the siting of the bin store shall be submitted to and approved by the local planning authority prior to occupation of the dwellings."

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

74A STREATFIELD ROAD, HARROW, HA3 9BT (APPLICATION 3/01)

Reference: P/1538/11 – (Mr John Rushton). Single Storey Detached Outbuilding in Rear Garden.

DECISION: REFUSED permission for the development described on the application and submitted plans for the reasons set out in the report.

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

Councillors Keith Ferry, Stephen Greek, Ajay Maru, Joyce Nickolay, Bill Phillips and Anthony Seymour voted to refuse the application.

Councillor Thaya Idaikkadar abstained.

5 WEST DRIVE, HARROW, HA3 6TX (APPLICATION 3/02)

Reference: P/0614/11 – (Mr W Noordin). Retention of Single and Two Storey Front Extension; Single and Two Storey Rear Extension; Single Storey Side Extension and Conversion of Garage to Habitable Room; Rear Dormer and Increase in Roof Height Extensions; Two Rooflights on Front Roofslope and One Rooflight on each Side Roofslope; Proposed Landscaping of Front Garden and New Front Boundary Wall.

It was noted that the application had been reported to the Committee as a petition had been received. The officer outlined the aspects that were considered to be out of character with the West Drive Conservation Area and contrary to Planning Policy Statement 5.

DECISION: REFUSED permission for the development described on the application and submitted plans for the reasons set out in the report.

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

Councillors Keith Ferry, Thaya Idaikkadar, Ajay Maru, Joyce Nickolay, and Bill Phillips voted to refuse the application.

Councillors Stephen Greek and Anthony Seymour abstained.

4 MANOR PARK CRESCENT, EDGWARE, HA8 7NN (APPLICATION 4/01)

Reference: P/1849/11 – (London Borough of Barnet). Consultation from a Neighbouring Authority: Change of Use from D1 (Community Centre) to Part D1 (Education) and C2 (Student Accommodation) Use. Provision of new 30 Self-Contained Student Rooms. New Main Entrance, Roof Extension to Front Building with New Mansard Roof with Dormers, Insulated Cladding to External Wall, Escape to Rear and Part Demolition of 1st and 2nd Floor, Landscaping and Bicycle Storage.

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

171. Tree Preservation Order No. 948 Malpas Drive (No.1) Pinner

The Committee considered a report of the Divisional Director of Planning which set out the objections made in respect of Tree Preservation Order No. 948 which covered the property at 20 Malpas Drive, Pinner, HA5 1DQ.

RESOLVED: That Tree Preservation Order No. 948 Malpas Drive (No.1) Pinner be confirmed.

172. 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 8.55 pm).

(Signed) COUNCILLOR KEITH FERRY
Chairman