

# PLANNING COMMITTEE

## MINUTES

### 27 SEPTEMBER 2011

**Chairman:** \* Councillor Thaya Idaikkadar (Vice Chairman in the Chair)

**Councillors:** \* Graham Henson (1) \* Bill Phillips  
\* Jerry Miles (4) \* Anthony Seymour  
\* Joyce Nickolay \* Simon Williams (1)

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

#### 173. Attendance by Reserve Members

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

Ordinary Member

Councillor Keith Ferry  
Councillor Stephen Greek  
Councillor William Stoodley

Reserve Member

Councillor Graham Henson  
Councillor Simon Williams  
Councillor Jerry Miles

#### 174. 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

Marilyn Ashton

Planning Application

1/04 Bentley Priory, The Common,  
StanmoreHA7 3HH

Chris Mote

2/03 Cannon Farm Barn and Commercial  
Premises, Hereford Gardens, Pinner,  
HA5 5JR

## 175. Declarations of Interest

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

Agenda Item 10 – Planning Applications Received – 1/04 – Bentley Priory,  
The Common, Stanmore, HA7 3HH

Councillor Marilyn Ashton declared a prejudicial interest in the site albeit the application under discussion related to one aspect of the site. Following advice from the Director of Legal and Governance Services, she would remain in the room to represent residents. She would decide whether to otherwise remain in the room whilst the matter was considered and voted upon.

Agenda Item 10 – Planning Applications Received – 1/06 – Harrow Borough  
Football Club, Earlsmead, Harrow, HA2 8SS

Councillor Jerry Miles declared a prejudicial interest in that he was a member of the Vice President's Association of Harrow Borough Football Club. He would leave the room whilst the matter was considered and voted upon.

Councillor John Nickolay declared a personal interest in that he was a member of Harrow Borough Football Club. He would remain in the room whilst the matter was considered and voted upon.

Agenda Item 10 – Planning Applications Received – 2/02 – 35 Sites Around  
Stanmore and Canons Park

Councillor Amir Moshenson declared a personal interest in that he participated in events organised by the applicants. He would remain in the room whilst the matter was considered and voted upon.

Agenda Item 10 – Planning Applications Received – 2/03 – Cannon Farm  
Barn and Commercial Premises, Hereford Gardens, Pinner, HA5 5JR

Councillor Chris Mote declared a personal interest as a Ward Councillor and he lived in the vicinity of the application site. He would remain in the room whilst the matter was considered and voted upon.

## 176. Minutes

**RESOLVED:** That the minutes of the meeting held on 7 September 2011 be taken as read and signed as a correct record.

## 177. 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.

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

**RESOLVED:** There were none.

## **179. Representations on Planning Applications**

**RESOLVED:** That representations be received in respect of items 1/04, 1/05 and 2/03 on the list of planning applications.

## **RESOLVED ITEMS**

## **180. 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.

### **1 - 110 MILL FARM CLOSE, PINNER, HA5 3SS (APPLICATION 1/01)**

Reference: P/2152/11 – (Catalyst Housing Group). Modify Section 106 Agreement to Planning Permission P/2415/09 dated 27/04/2010 to amend (1) the Number of 3 (Three) Bedroom, 4 (Four) Bedroom, 5 (Five) Bedroom and 6 (Six) Bedroom Social Rented Units of Accommodation and (2) the Definition of Wheelchair Home Standard.

In response to a question, it was noted that the additional rooms would be provided within the roofspace of the existing buildings. There would be no change to the height, volume or external affect.

### **DECISION:**

- (1) APPROVED modification of the Section 106 Agreement relating to the bedroom size mix for the social rented units and definition of Wheelchair Home Standard as described on the application and submitted plans, as amended by the addendum, subject to the applicant entering into a deed of variation with Heads 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 Legal Agreement be approved.

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

**BENTLEY PRIORY, THE COMMON, STANMORE, HA7 3HH  
(APPLICATION 1/02)**

Reference: P/2217/11 – (Barratt Homes North London). Variation of Conditions 3 (Boundary Treatment), 13 (Surface Water Drainage), 20 (Materials) and 24 (Removal of Communications Masts) of Planning Permission P/1452/08CFU dated 16/09/2010 to Allow Approval of Details After Commencement of Development.

**DECISION:** GRANTED permission for the variation of Conditions 3, 13, 20 and 24 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 variations was unanimous.*

**BENTLEY PRIORY, THE COMMON, STANMORE, HA7 3HH  
(APPLICATION 1/03)**

Reference: P/2201/11 – (Barratt Homes North London). Variation of Conditions 6 (Landscaping), 7 (Levels), 8 (Mobility Scheme), 11 (Refuse Storage), 17 (Bat Mitigation Strategy), 18 (Eradication of Japanese Knotweed and Control of Rhododendron Ponticum), 19 (Nesting Bird Survey), 21 (Archaeological Investigation), 22 (Archaeological Recording) and 23 (Elevational Treatment) of Planning Permission P/1452/08CFU dated 16/09/2010 to Allow Approval of Details after Commencement of Development.

**DECISION:** GRANTED permission for the variation of Conditions 6, 7, 8, 11, 17, 18, 19, 21, 22 and 23 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 variations was unanimous.*

**BENTLEY PRIORY, THE COMMON, STANMORE, HA7 3HH  
(APPLICATION 1/04)**

Reference: P/1728/11 - (Barratt Homes North London). Variation of Condition 26 (Approved Plans) Attached to Planning Permission P/1452/08CFU dated 16/09/2010 to Allow Modifications to the Approved Development, Including: Addition of Single Storey Concierge/Garage Building and Security Gates and Alterations to Elevations of Gatehouse Dwelling (Plot 2.1) (Replace Approved Plan Nos 5229.S.006 Rev A, 5229.1.001, 5229.2.001, 5229.2.10 and 5229.C.003 With Drawing Nos S0006 Rev C, 5229.1.001 B, 5516/013, 5516/014A, 5516/019B and 5516.024B).

The Committee was advised that the gatehouse dwelling at the front of the site did not form part of the planning application.

The Committee received representations from an objector, Christine Chisholme and a representative of the Applicant, Laura Smith.

**DECISION:** GRANTED permission for the variation of Condition 26 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 variation was unanimous.*

**BENTLEY PRIORY, THE COMMON, STANMORE, HA7 3HH  
(APPLICATION 1/05)**

Reference: P/1726/11 - (Barratt Homes North London). Change of Use from Defence Establishment to Provide 93 Dwellings (C3 Use Class) with Ancillary Buildings, Concierge Building and Entrance Gates with Associated Car Parking, Works to Landscape (Including Open Space Provision, Boundary Fencing and Removal of Trees) with Improved Means of Access to the Common and Demolition of Listed Buildings (Amendments to Previous Planning Permission Reference P/1452/08CFU dated 16/09/2010 Comprising Removal of Energy Centre, Addition of Single Storey Concierge/Garage Building and Security Gates, Additional 4 Dwellings, Additional Parking Spaces, Re-Siting of Refuse/Cycle Stores and Alterations to Elevations of Dwellings) (Application Site Excludes Mansion House and Associated Areas, as Shown Within the Green Line on Drawing No.5229/001G).

The officer advised that this was a revised application for the site as a whole. In response to questions it was reported that:

- the net floor space sought was less than the approved scheme due to the omission of the energy centre. Households would have their own renewable energy;
- there was a £100,000 contribution to improve access and surroundings. The road was considered to be adequate in terms of ingress and egress. The small scale vehicular movement would enable parking to take place without the lay by which would no longer be implemented. There was no real risk of overflow onto the public highway;
- the gates would be of a new design and would be sited much further along the entrance drive than the existing gates. The opening times would remain the same as in the 2010 permission. Residents would be provided with passes to operate the gates;
- the listed buildings mentioned in the applicant's statement were curtilage listed buildings.

The Committee received representations from an objector, Christine Chisholme and a representative of the Applicant, Laura Smith.

**DECISION:**

- (1) GRANTED permission for the development described on the application and submitted plans, as amended by the addendum, subject to referral to the Greater London Authority (GLA), the completion of a Section 106 Agreement with the Heads of Terms as detailed by 27 March 2012, and the conditions and informatives reported;
- (2) the delegation to the Divisional Director of Planning, in consultation with the Director of Legal and Governance Services, for the sealing of the Section 106 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 27 March 2012, 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 approve the application was unanimous.*

**HARROW BOROUGH FOOTBALL CLUB, EARLSMEAD, HARROW, HA2 8SS (APPLICATION 1/06)**

Reference: P/1541/11 – (Mr Keith Loddy). Variation of Condition 14 Attached to Planning Permission LBH/1408/6 Dated 14/08/1973 to Allow Football Matches and Events to be Played on Six Sundays over a 12 Month Period.

**DECISION:** GRANTED permission for the variation of Condition 14 as described on the application and submitted plans, as amended by the addendum' subject to conditions and informatives reported and an amendment to Condition 1 to read:

'This permission shall have the effect of adding the following condition to full planning permission reference LBH/1408/6 dated 14/08/1973 to:

For a period of 12 months from the date of this planning permission, the playing pitch and floodlights shall not be used on more than six Sundays between the hours of 11.00 am and 18.30 pm, without the prior written permission of the Local Planning Authority.'

**REASON:** To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their property in accordance with policies D4 and EM25 of the Harrow Unitary Development Plan (2004).

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

## **88 SANDYMOUNT AVENUE, STANMORE, HA7 4TY (APPLICATION 2/01)**

Reference: P/1359/11 - (Mrs Anoli Bhatt). Certificate of Lawful Proposed Development: Alterations to Roof to Form End Gable and Rear Dormer; Insertion of Two Rooflights in Front Roofslope and New Window in Side Wall.

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

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

## **35 SITES AROUND STANMORE AND CANONS PARK (APPLICATION 2/02)**

Reference: P/1298/11 – (Mr Nigel De Kere Silver). Variation of Conditions 2, 6 & 8 attached to Planning Permission P/1689/10 dated 30/11/2010 for:

'Construction of Pole and Wire Gateways and Sections of Gates/Fencing to Form an Eruv for Stanmore and Canons Park (Revised to include Sites Comprising Hilltop Way/Fallowfield/Aylmer Close/Little Common, and Abercorn Road/Belmont Lane/Oak Tree Close/Acorn Close/ Golf Close/Courtens Mews/Wolverton Road)'.

To amend to the Location / Size / Height / Materials of the Pole and Wire Gateways at the Following 4 Sites:

- Site 26 - Pedestrian Access to Golf Club Car Park from Wolverton Road
- Site 32 - Canons Park Station Western Side
- Site 34 - Whitchurch Gardens
- Site 36 - Montgomery Road / Whitchurch Lane

**DECISION:** GRANTED permission for the variation of Conditions 2, 6 and 8 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 approve the variation was unanimous.*

## **CANNON FARM BARN & COMMERCIAL PREMISES, HERFORD GARDENS, PINNER, HA5 5JR (APPLICATION 2/03)**

Reference: P/1033/11 – (Mrs Janani). Restoration and Extension of Listed Barn and Change of Use from Light Industrial/Storage (B1) to a Montessori School (Use Class D1); Demolition of Existing Commercial/ Workshop/ Storage Buildings and Erection of New Single Storey Building; Parking and Associated Works; Front Boundary Treatment.

Officers advised that a comprehensive design and access statement had been submitted and discussed with the applicants. The barn was a building at

risk and would continue to be so whilst vacant. Given the sensitivity of the site, a method of construction statement had been requested.

In response to questions it was noted that:

- as part of the pre-application process, officers had sought to open up the views of the property. Issues of detail and the appearance of the wall resulted in the requirement for a formal agreement;
- the elevation of one wall included railings to enable views into the site;
- a fence in the background secured the rear yard;
- advice had been received that the installation of gates would prejudice highway safety as it could result in stacking vehicles waiting to get in. Sliding gates were an option but it was considered that security by design eg low level lighting and internal security on site would be effective.

The Committee received representations from an objector, Jean Linfield and a representative of the Applicant, Indran Thavendra.

**DECISION:** GRANTED permission for the development as described on the application and submitted plans, as amended by the addendum, subject to conditions and informatives reported, the discharge of Condition 2, including the provision of gates, to be considered by the Planning Committee, and an additional condition to read:

‘The external play area shall not be used by more than six children at a time.’

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

**CANNON FARM BARN & COMMERCIAL PREMISES, HEREFORD GARDENS, PINNER, HA5 5JR (APPLICATION 2/04)**

Reference: P/1033/11 (Mrs Janani). Listed Building Consent: Restoration and Single Storey Extension with Pitched Roof to the Listed Barn Structure including External and Internal Alterations such as Replacement of Painted Horizontal Weatherboarding with Weatherboarding to Match that Removed and External Insulation, Replacement of Pre-Existing Concrete Tiles with Clay Tiles; Installation of Hardwood Vertically Double Glazed Apertures Created Beyond Principle Barn Structure and Installation of Doors; Plasterboard and Skim Infill Between Exposed Structural Frame; New Rainwater Pipes (Amended Drawings Received).

**DECISION:** GRANTED listed building consent 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 listed building consent was unanimous.*

### **55 PALMERSTON ROAD, HARROW, HA3 7RR (APPLICATION 2/05)**

Reference: P/1709/11 – (Mr B Makinde). Change of Use of Offices (Class B1) to Education Facility (Class D1) for a Period of Five Years (Retrospective Application).

It was reported that the premises were currently being used as an education facility. The use had been refused earlier in the year and this was a retrospective application. Officers had considered the policies of Harrow Council and emerging government policies. Whilst the application did not strictly comply with Harrow's policies it was noted that the premises had been empty for more than two years, a temporary permission would enable it to be revisited in the future.

In response to questions it was advised that:

- the 264 pupil number limit, at any one time, was contained in the submitted design and access statement;
- the applicant had stated the opening hours on the application;
- there was a dwelling house adjoining the application site.

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

'the building shall not be open outside the hours of 0800 to 1900 Monday to Friday and shall not be open at all on Saturdays and Sundays or Bank Holidays without the prior written permission of the local planning authority.'

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

### **38-45 MILMAN CLOSE, PINNER, HA5 3LF (APPLICATION 2/06)**

Reference: P/1331/11 – (Harrow Council). Replacement Doors, Windows and Balconies (Retrospective Application).

In response to a question, it was noted that the height of the footpath had been raised to enable the provision of a level threshold to the entrance door. There was no planning requirement as to whether the front doors were inward or outward opening.

**DECISION:** GRANTED permission for the development 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.*

**181. 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 8.38 pm).

(Signed) COUNCILLOR THAYA IDAIKKADAR  
Vice-Chairman in the Chair