

Planning Committee AGENDA

DATE: Wednesday 13 June 2012

TIME: 6.30 PM

VENUE: Council Chamber, Harrow
Civic Centre

A BRIEFING FOR PLANNING COMMITTEE MEMBERS WILL TAKE PLACE ON MONDAY 11 JUNE 2012 AT 6.30PM IN COMMITTEE ROOM 6

MEMBERSHIP (Quorum 3)

Chairman: Councillor Keith Ferry

Councillors:

Mrinal Choudhury
Bill Phillips
William Stoodley

Stephen Greek
Joyce Nickolay
Stephen Wright

Reserve Members:

1. Graham Henson
2. Ajay Maru
3. Sachin Shah
4. Jerry Miles

1. Simon Williams
2. Manji Kara
3. Amir Moshenson

Contact: Miriam Wearing, Senior Democratic Services Officer
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AGENDA - PART I

Guidance Note for Members of the Public attending the Planning Committee (Pages 1 - 2)

1. ATTENDANCE BY RESERVE MEMBERS

To note the attendance at this meeting of any duly appointed Reserve Members.

Reserve Members may attend meetings:-

- (i) to take the place of an ordinary Member for whom they are a reserve;
- (ii) where the ordinary Member will be absent for the whole of the meeting; and
- (iii) the meeting notes at the start of the meeting at the item 'Reserves' that the Reserve Member is or will be attending as a reserve;
- (iv) if a Reserve Member whose intention to attend has been noted arrives after the commencement of the meeting, then that Reserve Member can only act as a Member from the start of the next item of business on the agenda after his/her arrival.

2. RIGHT OF MEMBERS TO SPEAK

To agree requests to speak from Councillors who are not Members of the Committee, in accordance with Committee Procedure 4.1.

3. DECLARATIONS OF INTEREST

To receive declarations of personal or prejudicial interests, arising from business to be transacted at this meeting, from:

- (a) all Members of the Committee;
- (b) all other Members present in any part of the room or chamber.

4. MINUTES (Pages 3 - 12)

That the minutes of the meeting held on 16 May 2012 be taken as read and signed as a correct record.

5. PUBLIC QUESTIONS

To receive questions (if any) from local residents/organisations under the provisions of Committee Procedure Rule 17 (Part 4B of the Constitution).

6. PETITIONS

To receive petitions (if any) submitted by members of the public/Councillors under the provisions of Committee Procedure Rule 15 (Part 4B of the Constitution).

7. DEPUTATIONS

To receive deputations (if any) under the provisions of Committee Procedure Rule 16 (Part 4B) of the Constitution.

8. REFERENCES FROM COUNCIL AND OTHER COMMITTEES/PANELS

To receive references from Council and any other Committees or Panels (if any).

9. REPRESENTATIONS ON PLANNING APPLICATIONS

To confirm whether representations are to be received, under Committee Procedure Rule 18 (Part 4B of the Constitution), from objectors and applicants regarding planning applications on the agenda.

10. PLANNING APPLICATIONS RECEIVED

Report of the Divisional Director, Planning - circulated separately.

Members are reminded that, in accordance with the Planning Protocol, where Councillors disagree with the advice of the Divisional Director, Planning, it will be the Members' responsibility to clearly set out the reasons for refusal where the Officer recommendation is for grant. The planning reasons for rejecting the Officer's advice must be clearly stated, whatever the recommendation and recorded in the minutes. The Officer must be given the opportunity to explain the implications of the contrary decision.

11. MEMBER SITE VISITS

To arrange dates for Member site visits that have been agreed during the course of the meeting (if any).

12. ANY OTHER URGENT BUSINESS

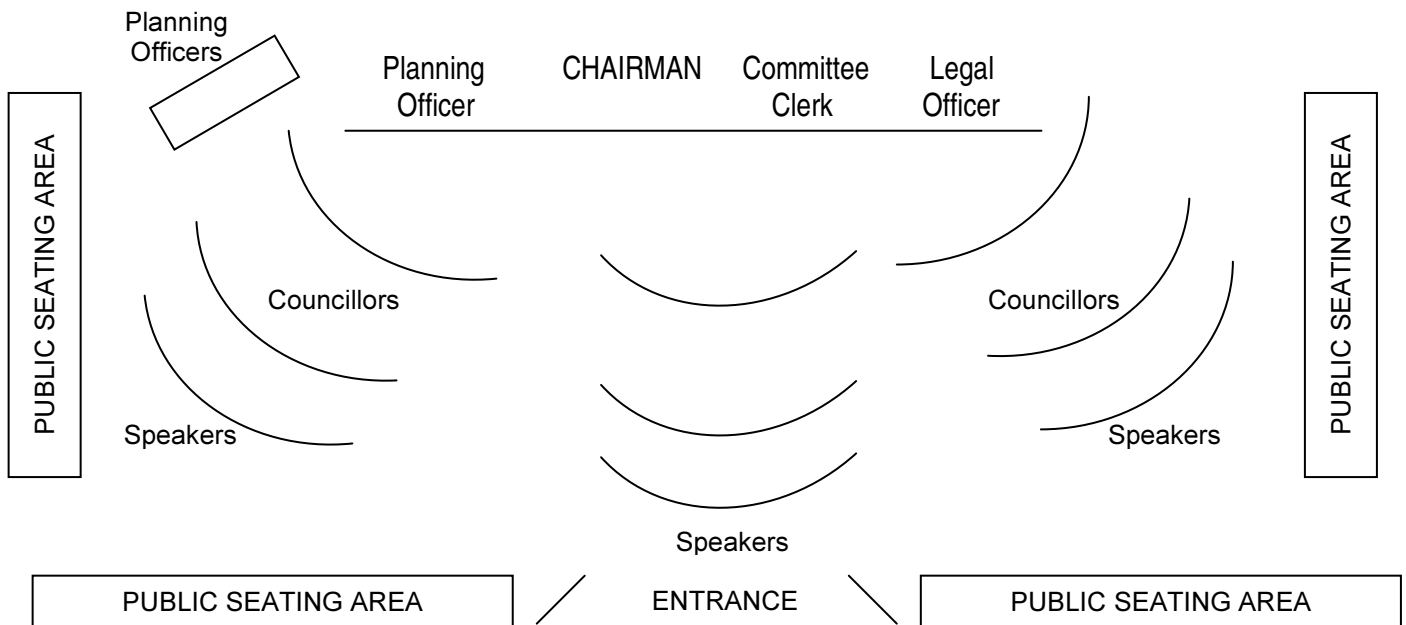
Which cannot otherwise be dealt with.

AGENDA - PART II - NIL

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GUIDANCE NOTE FOR MEMBERS OF THE F ATTENDING THE PLANNING COMMITTEE

Typical Committee Room layout for Council Chamber



Order of Committee Business

It is the usual practice for the Committee to bring forward, to the early part of the meeting, those planning applications where notice has been given that objectors wish to speak, or where members of the public have come to hear the debate.

You will find a slip of paper on your seat for you to indicate which item you have come for. This should be handed to the Committee Administrator prior to the start of the meeting.

Although the Committee will try to deal with the application which you are interested in as soon as possible, often the agendas are quite long and the Committee may want to raise questions of officers and enter into detailed discussion over particular cases. This means that you may have to wait some time. The Committee may take a short break around 8.30 pm.

Rights of Objectors/Applicants to Speak at Planning Committees

Please note that objectors may only speak if they requested to do so before 5.00 pm on the working day before the meeting. In summary, where a planning application is recommended for grant by the Head of Planning, a representative of the objectors may address the Committee for up to 3 minutes.

Where an objector speaks, the applicant has a right of reply.

Planning Services advises neighbouring residents and applicants of this procedure.

The Planning Committee is a formal quasi-judicial body of the Council with responsibility for determining applications, hence the need to apply rules governing the rights of public to speak. Full details of this procedure are also set out in the **“Guide for Members of the Public Attending the Planning Committee”** which is available in both the Planning Reception or by contacting the Committee Administrator (tel 020 8424 1542). This guide also provides useful information for Members of the public wishing to present petitions, deputations or ask public questions, and the rules governing these procedures at the Planning Committee.

Addendum Sheet

In addition to this agenda, an Addendum Sheet is produced on the day of the meeting. This updates the Committee on any additional information received since the formal agenda was published and also identifies any applications which have been withdrawn by applicants or which officers are recommending for deferral. **Copies of the Addendum are available for the public in the Council Chamber from approximately 6.00 pm onwards.**

Decisions taken by the Planning Committee

Set out below are the types of decisions commonly taken by this Committee

Refuse permission:

Where a proposal does not comply with the Council's (or national) policies or guidance and the proposal is considered unacceptable, the Committee may refuse planning permission. The applicant can appeal to the Secretary of State against such a decision. Where the Committee refuse permission contrary to the officer recommendation, clear reasons will be specified by the Committee at the meeting.

Grant permission as recommended:

Where a proposal complies with the Council's (or national) policies or guidance and the proposal is considered acceptable, the Committee may grant permission. Conditions are normally imposed.

Minded to grant permission contrary to officer's recommendation:

On occasions, the Committee may consider the proposal put before them is acceptable, notwithstanding an officer recommendation of refusal. In this event, the application will be deferred and brought back to a subsequent meeting. Renotification will be carried out to advise that the Committee is minded to grant the application.

Defer for a site visit:

If the Committee decides that it can better consider an application after visiting the site and seeing the likely impact of a proposal for themselves, the application may be deferred until the next meeting, for an organised Member site visit to take place.

Defer for further information/to seek amendments:

If the Committee considers that it does not have sufficient information to make a decision, or if it wishes to seek amendments to a proposal, the application may be deferred to a subsequent meeting.

Grant permission subject to a legal agreement:

Sometimes requirements need to be attached to a planning permission which cannot be dealt with satisfactorily by conditions. The Committee therefore may grant permission subject to a legal agreement being entered into by the Council and the Applicant/Land owner to ensure these additional requirements are met.

(Important Note: *This is intended to be a general guide to help the public understand the Planning Committee procedures. It is not an authoritative statement of the law. Also, the Committee may, on occasion, vary procedures.*)

PLANNING COMMITTEE

MINUTES

16 MAY 2012

Chairman: * Councillor Keith Ferry

Councillors:

* Stephen Greek	* Joyce Nickolay
* Graham Henson (1)	* Bill Phillips
* Thaya Idaikkadar	* Anthony Seymour

* Denotes Member present

(1) Denotes category of Reserve Members

263. Attendance by Reserve Members

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

Ordinary Member

Reserve Member

Councillor Sachin Shah

Councillor Graham Henson

264. 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.

265. Declarations of Interest

RESOLVED: To note that there were no declarations of interest made.

266. Minutes

RESOLVED: That the minutes of the meeting held on 18 April 2012 be taken as read and signed as a correct record.

267. Public Questions, Petitions and Deputations

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

268. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

RESOLVED ITEMS

269. 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 1/03 and 1/04 on the list of planning applications.

270. Planning Applications Received

In accordance with the Local Government (Access to Information) Act 1985, the Addendum, together with an additional Addendum relating to application 1/04, 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.

2-12 NORTHWICK PARK ROAD, HARROW, HA1 2NT (APPLICATION 1/01)

Reference: P/0598/12 – (Grangebrook Ltd). Extension of Time to Planning Permission P/0181/09 Dated 23/04/2009 for Extensions and Alterations to Existing Hotel to Provide 34 Additional Bedrooms & Relocation of Existing Conference Bar and Restaurant Facilities (No Additional Conference Floorspace)

In response to a question, the committee was assured that none of the material changes to legislation since the earlier planning permission was granted would impact the consideration of the scheme. A Committee Member positively commented on the reduction in bedrooms and increased proportion of parking spaces to bedrooms.

DECISION: GRANTED planning permission for the application described in the application form and submitted plans, subject to conditions.

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

SHERIDAN HOUSE, 17 ST ANNS ROAD, HA1 1LQ (APPLICATION 1/02)

Reference: P/3462/11 – (Mr Raj Soni) Change of Use of 2nd, 3rd and 4th Floor Offices (Use Class B1) to 18 Flats (Use class c3); External Alterations (In Addition to the Extant Permission to Change the Use of the 5th Floor Offices to 6 Flats Ref: P/1404/11 Granted 11 August 2011) (Resident Permit Restricted)

A Committee Member positively commented on the retention of office space on the first floor with residential use from the second floor upward.

DECISION:

- (i) GRANTED permission subject to conditions and completion of a Section 106 agreement by 16 August 2012 and authority being delegated to the Divisional Director of Planning in consultation with the Director of Legal and Governance Services for the sealing of the Section 106 legal agreement and to agree minor amendments to the conditions or the legal agreement.
- (ii) That the Section 106 Agreement Heads of Terms should cover the following matters:
 1. Affordable Housing
 - (a) the developer to submit to the Council's Housing Enabling Team for its approval an updated financial viability appraisal (i.e. the most up to date development costs and anticipated sales value of the residential units) prior to occupation of 80% of the residential units hereby permitted;
 - (b) if required, the developer to pay for the Council to have an independent review of the viability assumptions made in the financial appraisal submitted by the developer;
 - (c) in the event that the viability appraisal submitted by the developer (or the Council's independent review of the appraisal) shows a surplus residual land value, the developer to pay 50% of the surplus value to the Council as a contribution towards the provision of affordable housing in the borough.
 2. Public Realm Enhancements
A contribution towards public realm improvements in St Ann's Road.

3. Transport
A contribution towards transport interchange enhancements at Harrow on the Hill Station and Harrow Bus Station.
 4. Amenity Open Space
A contribution towards local open space improvements.
 5. Children Play Space
A contribution towards local play space facilities.
 6. Education
A contribution towards the provision of education facilities.
 7. Health
A contribution towards local healthcare facilities.
 8. Employment
A security for the long term viability of the remaining office floorspace, including the requirement to refurbish the remaining office floorspace to provide serviced provision at affordable rents and appropriate arrangements for the management of this space.
 9. Local Training and Employment
Provision of 1 on site local trainee (or apprentice) per £1m of construction cost.
 10. Legal Fees
Payment of Harrow Council's reasonable costs in the preparation of the legal agreement.
 11. Planning Administration Fee
Payment of an administration fee for the monitoring of and compliance with this agreement.
- (iii) That if the Section 106 Agreement is not completed by the 16 August 2012 then the decision to REFUSE planning permission be delegated to the Divisional Director of Planning on the grounds set out in the report

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

47 - 49 HIGH STREET, EDGWARE, HA8 7DD (APPLICATION 1/03)

Reference: P/3012/11 – (VIP Lounge & Safestore Self Storage) Continued Use of Main Function Room on the First Floor (490m²) (Sui Generis Use) and Change of Use of First Floor Storage Areas to Two Reception Rooms and a Function Room (1403m²) together with Ancillary Storage Areas at First Floor (167m²) and Second Floor Levels (269.01m²) including Change of Use of Part of Second Floor Storage Areas to Ancillary Office, Conference Room and

Reception Area (98.5m²). Installation of New Shop Front to No. 47 and 49 High Street Incorporating Change of Use of Part of Ground Floor Unit of No. 47 to Provide an Enlarged Entrance Area to the First and Second Floor Uses (Sui Generis Use); Installation of New External Staircase to North Western Side Elevation; External Alterations

In conjunction with this application the Committee received representations from an objector, Michael O'Shea, and a representative of the applicant, Sundeep Bhamra.

DECISION:

- (i) GRANTED planning permission subject to conditions and the completion of a Section 106 agreement by 31 August 2012. Delegated Authority to be given 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.
- (ii) That an additional condition be imposed, namely: That the external staircase on the North West side elevation should be used for emergency purposes only, and should not be used for general ingress or egress for the public.

Reason: To protect the amenity of neighbouring residents in accordance with saved policies EP25 and EM25 of Harrow Unitary Development Plan (2004).

- (iii) That the applicant be informed that the proposal is acceptable subject to the completion of the Legal Agreement to include the following Heads of Terms:
 - 1. The submission of a Green Travel Plan
 - 2. The submission of an Event Management Strategy
 - 3. Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the S106 Legal Agreement
 - 4. Planning Administration Fee: A £500 fee payable to the Local Planning Authority for monitoring of compliance with the agreement.
- (iv) That if the Section 106 Agreement is not completed by 31 August 2012, then the decision to REFUSE Planning permission be delegated to the Divisional Director of Planning on the grounds set out in the report

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

EQUITABLE AND LYON HOUSE, LYON ROAD, HARROW, HA1 2EW (APPLICATION 1/04)

Reference: P/3118/11 – (Redefine International Plc) Demolition of Equitable House and Lyon House and Erection of Seven New Buildings of Various Heights - Single Storey (Lodge), Six Storeys (Blocks A and B), Eight Storeys (Blocks F and H), Ten Storeys (Blocks C And D/E) and 14 Storeys (Block G) - for a Mixed Use Development, to Provide 238 Private and 49 Affordable Residential Flats, 3,050.8 Square Metres of Commercial Floorspace split into 1,503 Square Metres of Office Space (Class B1a) and 1,547.8 Square Metres Mixed (Classes D1 and Mix of A1, A2, and A3), Three Vehicular Accesses from Lyon Road and St John's Road, 123 Car Parking Spaces, Landscaping and Public Realm Improvements to Lyon Road and St John's Road

The Committee took a few moments to consider the pre-Committee addendum, circulated at the meeting, which set out revised planning conditions for this item.

It was reported that a site visit had taken place, which had included comparison with different sites across the borough and views from various viewpoints. A sense of the impact on these views was conveyed through photographs. It was noted that the application had gone through a long process of consultation and had been amended as a result of this.

In response to questions, the committee was advised that:

- the different sized blocks were a deliberate approach providing a 'shoulder' effect when viewed from a distance without dominating the skyline and, as the site was on a slope, the 14 storey building was relatively lower than might be imagined;
- the heights of each of the blocks were confirmed and comparisons made with the height of Platinum House opposite and other landmarks in the area;
- the site was well situated for public transport and was likely to appeal to those who did own cars. The profile of arrival and departures when compared with the current use had been predicted and analysed with no negative impact anticipated;
- attracting people to the area of the proposed public amenity had been tested and the indications were positive that it would be used;
- the effect of shadow had been modelled and was demonstrated. Two small issues had been identified, which were impact on the balconies of Platinum House and the windows of some properties on Wilton Way.

In conjunction with this application the Committee received representations from an objector, Michael Rosenfield, and a representative of the applicant, John Smyth.

A Member of the Committee proposed refusal on the grounds that:

- (1) this application should be refused as it constitutes an overdevelopment and is out of character with the area particularly with regard to the bulk, appearance and height, with particular regard to the 14-storey high tower, Block G, which is visually intrusive and out of character with the area according to saved Policy D4 of Harrow's UDP;
- (2) the height of Block G will impinge on the views particularly from Byron Park, Headstone Recreation Ground and The Grove and will be visible from anywhere within a mile radius and does not take account of the physical context, local character and density of the local area contrary to Policy 3.5B of the London Plan.

The motion for refusal was seconded, put to the vote and lost.

DECISION:

- (i) GRANTED planning permission subject to conditions, referral to the Greater London Authority (GLA) and the completion of a Section 106 Agreement by (31/10/2012). Authority to be given 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.
- (ii) That the Section 106 Agreement Heads of Terms should cover the following matters:
 1. Provision of a minimum of 49 Affordable Housing Units.
 2. The delivery of a health centre within the scheme. A financial contribution of £290,000 will be payable no later than three years from the commencement of development if the health centre is not delivered within the scheme.
 3. A contribution of £50,000 payable upon commencement of development towards recruitment training and management and the submission of a Recruitment Training and Management Plan.
 4. The applicant will either undertake the public realm works outside the application site to an agreed specification up to a maximum of cost of £450,000 or provide a financial contribution of £450,000 to Harrow Council to undertake the public realm works. In the event that the financial contribution towards public realm improvements is not spent by Harrow Council within three years of the commencement of development then it shall be spent by Harrow Council on Education (£250,000), Employment (£100,000) and Transport (£100,000).
 5. The submission of a Green Travel Plan.

6. Planning Administration Fee: Payment of administration fee for the monitoring of and compliance with this agreement.
 7. Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement.
- (iii) That if the Section 106 Agreement is not completed by 31 October 2012 then the decision to REFUSE planning permission be delegated to the Divisional Director of Planning on the grounds set out in the report.

The Committee wished it to be recorded that the decision to grant the application was as follows:

Councillors Keith Ferry, Graham Henson, Thaya Idaikkadar, and Bill Phillips voted to approve the application.

Councillors Stephen Greek, Joyce Nickolay and Anthony Seymour voted against.

55 STATION ROAD, NORTH HARROW, HA2 7SR (APPLICATION 2/01)

Reference: P/0297/12 – (Mr Gurdev Singh) Change of Use of Retail Shop (Use Class A1) to Estate Agents (Use Class A2)

DECISION: GRANTED planning permission subject to conditions.

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

STANMORE COLLEGE, ELM PARK, STANMORE, HA7 4BQ (APPLICATION 2/02)

Reference: P/0210/12 – (Mr David Knowles) First Floor Extension to Southern End of Elm Building Incorporating Workshop Space Beneath Extension; Proposed External Works to Elm Building to Include:

- new access ramp to existing staff/ student entrance;
- raised platform and steps with canopy on western elevation;
- formation of new visitor entrance including new staircase, timber portal and canopy;
- new cladding and canopy to lift shaft;
- installation of metallic skin to part of eastern and western elevations;
- part new glazing; and
- proposed hard surfacing and external seating area.

DECISION: GRANTED planning permission subject to conditions.

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

NORTH LONDON COLLEGIATE SCHOOL, CANONS DRIVE, EDGWARE, HA8 7RJ (APPLICATION 2/03)

Reference: P/0654/12 – (Mr Graham Partington) New Two Storey Building to be Used for Indoor Activities to East of Richardson Building; Associated Landscaping

DECISION:

- (i) GRANTED planning permission subject to conditions and the completion of a Section 106 agreement within 3 months (or such period as the Council may determine) of the date of the Committee decision on this application relating to:
 - 1. Revision of the building envelope contained in the legal agreement which accompanied planning permission P/0633/09 to the form shown on drawing AL (0)03 Issue C.
 - 2. A formal decision notice, subject to the planning conditions noted in the report, to be issued only upon completion, by the applicant of the aforementioned legal agreement.
- (ii) That authority be given 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.
- (iii) That if the Section 106 Agreement is not completed within 3 months (or such period as the Council may determine) of the date of the Committee decision on this application, then the decision to REFUSE planning permission be delegated to the Divisional Director of Planning on the grounds set out in the report.

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

HARROW SCHOOL SPEECH ROOM, HIGH STREET, HARROW, HA1 3HQ (APPLICATION 2/04)

Reference: P/0381/12 (Mr Colin Lavelle) Listed Building Consent: Replace the Lead and Slate Roof Covering with New Lead and Slate and Insulate the Roof.

DECISION: GRANTED Listed Building Consent for the works described in the application and submitted plans, subject to condition(s).

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

271. Member Site Visits

Members proposed no site visits in relation to the next Planning Committee, however, a site visit for the Special Planning committee of 26th June was arranged for the 19th June.

RESOLVED: To note that a site visit was arranged for 19 June 2012.

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

(Signed) COUNCILLOR KEITH FERRY
Chairman