

Planning Committee AGENDA

DATE: Wednesday 11 July 2012

TIME: 6.30 PM

VENUE: Council Chamber, Harrow
Civic Centre

A BRIEFING FOR PLANNING COMMITTEE MEMBERS WILL TAKE PLACE ON MONDAY 9 JULY 2012 AT 6.30PM IN COMMITTEE ROOM 5.

A SITE VISIT FOR PLANNING COMMITTEE MEMBERS WILL TAKE PLACE ON WEDNESDAY 4 JULY 2012 STARTING AT 6PM.

MEMBERSHIP (Quorum 3)

Chairman: Councillor Keith Ferry

Councillors:

Mrinal Choudhury (VC)	Stephen Greek
Bill Phillips	Joyce Nickolay
William Stoodley	Stephen Wright

Reserve Members:

- | | |
|------------------|-------------------|
| 1. Graham Henson | 1. Simon Williams |
| 2. Ajay Maru | 2. Manji Kara |
| 3. Sachin Shah | 3. Amir Moshenson |
| 4. Jerry Miles | |

Contact: Miriam Wearing, Senior Democratic Services Officer
Tel: 020 8424 1542 E-mail: miriam.wearing@harrow.gov.uk

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 - 6)

That the minutes of the meeting held on 13 June 2012 and the special meeting held on 26 June 2012 (to follow) be taken as read and signed as correct records.

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).

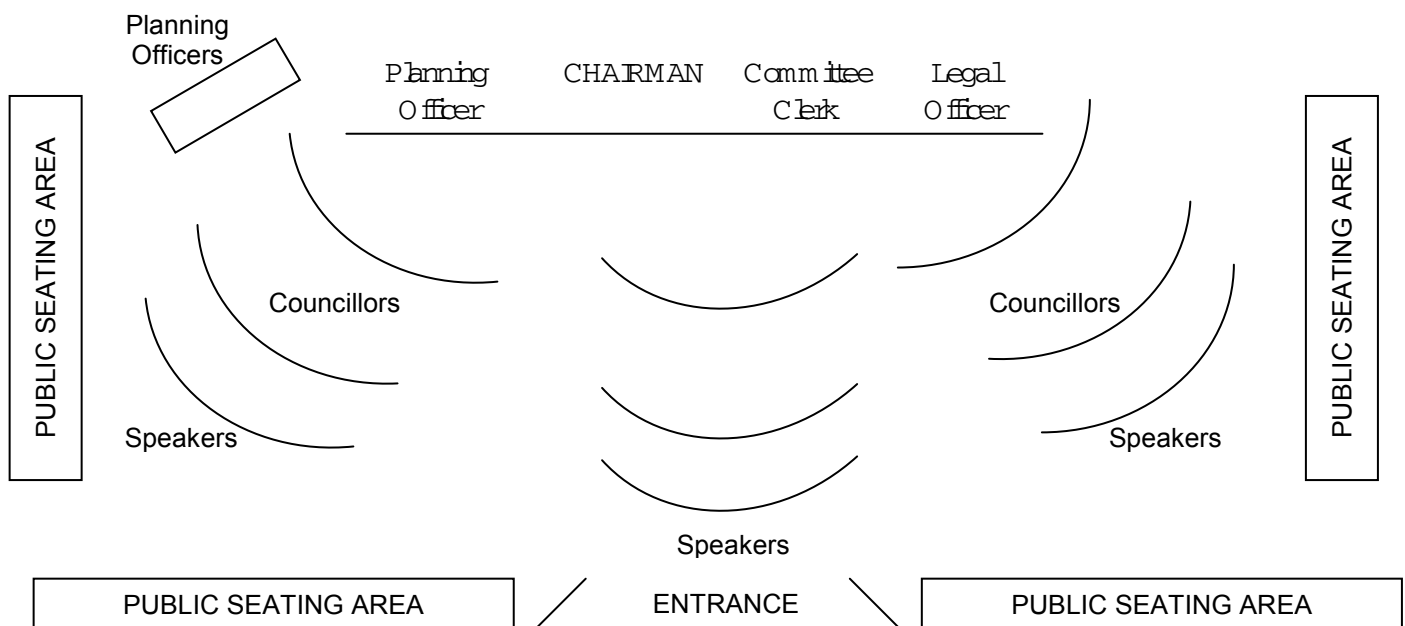
12. ANY OTHER URGENT BUSINESS

Which cannot otherwise be dealt with.

AGENDA - PART II - NIL

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

13 JUNE 2012

Chairman: * Councillor Keith Ferry

Councillors:

* Mrinal Choudhury	* Bill Phillips
* Stephen Greek	* Sachin Shah (3)
* Joyce Nickolay	* Stephen Wright

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

272. Attendance by Reserve Members

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

Ordinary Member

Reserve Member

Councillor William Stoodley

Councillor Sachin Shah

273. 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.

274. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Agenda Item 10: Planning Applications – 2/02 6 Crest View

Councillors Greek, Nickolay and Wright declared a personal and prejudicial interest in that the applicant's spouse was a Councillor in their party group. They would leave the room whilst the matter was considered and voted upon.

Agenda Item 10: Planning Applications – 2/02 6 Crest View

Councillor Choudhury declared a personal interest in that he was member of the group 'Harrow into Europe' which was chaired by the applicant. He would remain in the room whilst the matter was considered and voted upon.

275. Minutes

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

276. Public Questions, Petitions and Deputations

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

277. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

RESOLVED ITEMS

278. Representations on Planning Applications

RESOLVED: To note that there were none.

279. Planning Applications Received

RESOLVED: That authority be given to the Head of Planning to issue the decision notices in respect of the applications considered.

**HATCH END HIGH SCHOOL, HEADSTONE LANE, HARROW
(APPLICATION 2/01)**

Reference: P/0262/12 – (Mrs Mary Quick) Provision of Multi-Purpose Games Pitch to Include 4 X 8.25m Floodlighting Columns; 1.8m High Boarded Fence & 3m High Sports Impact Fence; Provision of Access Ramps and Security Gates to East Elevation.

The Committee was advised that the school had provided a summary of the intended out-of-hours use, which would be for all ages and on similar conditions to the existing use. It was also noted that, as the games pitch was only intended for use by small numbers of people, the car park provision should be suitable.

DECISION: GRANTED planning permission subject to conditions.

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

6 CREST VIEW, PINNER, HA5 1AN (APPLICATION 2/02)

Reference: P/0945/12 – (Mr John Hinkley) Detached Outbuilding in Rear Garden (Re-Submission).

DECISION: GRANTED planning permission subject to conditions.

280. 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 6.38 pm).

(Signed) COUNCILLOR KEITH FERRY
Chairman

This page is intentionally left blank