

PLANNING COMMITTEE

MINUTES

29 MAY 2013

Chairman: * Councillor William Stoodley

Councillors: * Mrinal Choudhury * Joyce Nickolay (3)
* Stephen Greek * Bill Phillips
* Graham Henson (1) * Stephen Wright

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

396. 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 Simon Williams

Reserve Member

Councillor Graham Henson
Councillor Joyce Nickolay

397. Appointment of Vice-Chairman

RESOLVED: To appoint Councillor Stephen Greek as Vice-Chairman of the Planning Committee for the 2013/2014 Municipal Year.

398. 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 item indicated:

<u>Councillor</u>	<u>Planning Application</u>
James Bond	2/10 37 Headstone Lane, Harrow
Barry Macleod - Cullinane	2/02 17 Sites Around Stanmore, Belmont and Canons Park
Ajay Maru	2/01 Land Rear of 350 – 352 Eastcote Lane, South Harrow

Application 2/10 was deferred to enable a site visit to be made so the Member did not speak.

399. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Agenda Item 11 – Planning application 2/01 – Land Rear of 350 – 352 Eastcote Lane, South Harrow

Councillor Graham Henson declared a disclosable pecuniary interest in that he lived close to the development. He would leave the room whilst the matter was considered and voted upon.

Agenda Item 11 – Planning application 2/02 – 17 Sites Around Stanmore, Belmont and Canons Park

Councillor Stephen Greek declared a disclosable pecuniary interest in that he and his wife were members of the Synagogue and lived within the application site. He would leave the room whilst the matter was considered and voted upon.

Councillor Barry Macleod - Cullinane declared a non-pecuniary interest in that he was a Ward Councillor. He would remain in the room whilst the matter was considered and voted upon.

Agenda Item 11 – Planning application 2/03 – 50 Langland Crescent, Stanmore

Councillors Mrinal Choudhury, Graham Henson and Bill Phillips declared non-pecuniary interests in that the agent for the planning application was related to a Labour Councillor whom they knew personally. They would remain in the room whilst the matter was considered and voted upon.

Agenda Item 11 – Planning application 4/01 – Application by Thames Water Utilities Ltd for the proposed Development Consent Order of the Thames Tideway Tunnel

Councillor Stephen Greek declared a non-pecuniary interest in that he was an employee of the London Assembly and had been involved in the consultation for the scheme. He would remain in the room whilst the matter was considered and voted upon.

400. Minutes

RESOLVED: That the minutes of the meeting held on 17 April 2013 be taken as read and signed as a correct record, subject to it being noted that Councillor Sachin Shah had been in attendance as a reserve for Councillor William Stoodley.

401. Public Questions and Deputations

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

402. Petitions

RESOLVED: To note the receipt of the following petitions:

- (1) Petition containing 1125 signatures in support of planning application P/2515/12 regarding Vaughan School;
- (2) Petition containing 29 signatures expressing concern at retrospective planning application P/2982/12 at Gavarnie, Penketh Drive, Mount Park Road, Harrow on the Hill.

403. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

404. Representations on Planning Applications

RESOLVED: That in accordance with the provisions of Committee Procedure Rule 30 (Part 4B of the Constitution), representations be received in respect of item 2/01 on the list of planning applications.

RESOLVED ITEMS

405. 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.

BRADSTOWE HOUSE, HEADSTONE ROAD, HARROW (APPLICATION 1/01)

Reference: P/1205/13 – (Comer Homes). Variation of Condition 18 (Approved Plans) attached to Planning Permission EAST/106/01/FUL dated 16/09/2005 to Increase the Number of Residential Flats within the Development from 144 to 177 and Revise the Mix to 51 One Bedroom and 126 Two Bedroom Apartments, Remove the Class D2 Floorspace from the First Floor, Remove Dome And Balustrade from the Top Floor and Simplification of Elevation to Ground Floor on Greenhill Way Elevation.

DECISION: That consideration of the application be deferred to enable a further period of consultation.

BRADSTOWE HOUSE, HEADSTONE ROAD, HARROW (APPLICATION 1/02)

Reference: P/1206/13 – (Comer Homes). Application for Modification of Section 106 Agreement dated 16/09/2005 Relating to Land at Bradstowe House, Headstone Road, Harrow to Amend Schedule 2 Paragraph 1 to Provide Rented Accommodation Within the Scheme Rather than Contribute to Affordable Housing Off Site.

DECISION: That consideration of the application be deferred to enable a further period of consultation.

LAND REAR OF 350-352 EASTCOTE LANE, SOUTH HARROW (APPLICATION 2/01)

Reference: P/0114/13 – (Panstar Limited). Construction of a Pair of Semi-Detached Dwelling-Houses and Associated Parking Landscaping Bin and Cycle Storage.

An officer introduced the report, providing further information on the overall floor space and individual room sizes which met current requirements.

In response to questions it was noted that:

- there were no guidelines in relation to overlooking standards for bungalows;
- there were no planning issues with regard to the toilet opening out into the kitchen;
- the access road was in private ownership and was likely to be in shared ownership. There was a condition that required the access road to be lit;
- cars currently entered the service road and there was no reason to suggest this could not continue. An improvement to the access from

the road to Kings Road could be sought but could not be required due to the reduction in traffic movements;

- there would be 6 refuse bins for the 2 properties;
- side facing bathroom windows would be obscured as required by legislation;
- Condition 6 required landscape screening;
- Land ownership was not a planning issue.

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

1. The development of 2 two storey houses on this remote and isolated plot of land would result in an over intensive use and amount to overdevelopment of the site to the detriment of neighbouring residents. Further the proposed development is out of character in terms of its appearance with regard to the plot of land available, contrary to policies CS1.B or the Harrow Core Strategy, Saved Policy D4 of the Harrow Unitary Development Plan 2004, policy DM1 of the emerging Harrow Development Management DPD, and policies 7.4 and 7.6 of the London Plan .
2. The proposed development would cause unacceptable harm to the amenity of surrounding buildings, including loss of privacy. The proposed internal layout would also harm the amenity of occupiers of the development. It would therefore be contrary to saved policy D5 of the Harrow Unitary Development Plan 2004, policy DM1 of the emerging Harrow Development Management DPD, and policy 7.6 of the London Plan.

The motion was seconded, put to the vote and carried.

The Committee received representations from an objector, Linda Lombard, and a representative of the Applicant, Derek Bromley.

DECISION: REFUSED permission for the development as described on the application and submitted plans for the reason given above.

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

17 SITES AROUND STANMORE, BELMONT AND CANONS PARK (APPLICATION 2/02)

Reference: P/0266/13 – (United Synagogue). Construction of Pole and Wire Gateways and Steel Posts to Form An Eruv for Belmont.

An officer introduced the report and clarified that the application comprised 16 separate sites across the Borough as listed in the report. The application was an extension to the previously approved Eruv.

DECISION: GRANTED permission for the development as described on the application and submitted plans, conditions and informatives reported.

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

50 LANGLAND CRESCENT, STANMORE (APPLICATION 2/03)

Reference: P/0422/13 – (Mr M Chauhan). Single Storey Rear Extension

DECISION: GRANTED permission for the development as described on the application and submitted plans, conditions and informatives reported.

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

BTM PRINT LTD, RODWELL PLACE, WHITCHURCH LANE, EDGWARE (APPLICATION 2/04)

Reference: P/0539/13 – (BTM Print Ltd). Demolition of Existing Building and Construction of Two Storey Building Comprising Five Residential Units with Associated Parking, Refuse Storage and Amenity Space.

In response to questions it was noted that:

- the refuse collection area reflected the current arrangements;
- the vehicle access was set back from a signaled junction.

DECISION: GRANTED permission for the development as described on the application and submitted plans, conditions and informatives reported.

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

12 AND 13 ST GEORGES SHOPPING CENTRE, ST ANNS ROAD, HARROW (APPLICATION 2/05)

Reference: P/0829/13 -. (Redefine International PLC). Change of Use from Retail to Restaurant (Use Class A1 to Use Class A3); Ventilation Flue.

An officer introduced the application. It was noted that the extract duct would be obscured from view by the existing ventilation grilles on the Kymberley Road elevation.

DECISION: GRANTED permission for the development as described on the application and submitted plans, as amended by the addendum, conditions and informatives reported.

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

12 – 14 STATION ROAD, HARROW (APPLICATION 2/06)

Reference: P/0729/13 – (Mr S Kazmi). Change of Use from Office (Class B1) to Educational Use (Class D1).

An officer introduced the application and reported that it had been submitted to the Committee because the floor space was in excess of the Scheme of Delegation. The applicant had demonstrated that the property had been unsuccessfully marketed for a period in excess of two years. Attention was drawn to the addendum which proposed slightly longer hours of use.

In response to a question, it was reported that:

- the Sunday and Bank Holiday opening hours were in respect of library use only;
- Condition 3 required a robust travel plan.

DECISION: GRANTED permission for the development as described on the application and submitted plans, as amended by the addendum, conditions and informatives reported.

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

SHISHU BHAVAN, 25-27 HIGH STREET, EDGWARE (APPLICATION 2/07)

Reference: P/3012/12 – (Shishukunj). Two and Three Storey Rear Extension and Extension to Roof to Create a New 3rd Floor; Change of Use From Office, Workshop and Car Showroom (Use Class B1 / Sui Generis) to Community Centre with Caretakers Flat (Use Class D1/D2/C3); Small Enlargement to Existing Basement; External Alterations; Extract Flue on Side Elevation; Associated Car Parking; Landscaping; Bin Storage and New Boundary Treatment

In response to questions it was noted that:

- any arising licensing implications were not a planning consideration. However, the planning officers worked closely with the Environmental Health service;
- information had not been provided on the expected occupancy but it would be restricted by Condition 6;
- the colours in the plans were illustrative and there was no condition to enforce or propose colours;

- the distance from the listed building was unaffected.

DECISION:

- (1) **GRANTED** permission for the development as described on the application and submitted plans, subject to the completion of a Section 106 Agreement by 29 August 2013, as amended by the addendum, conditions and informatives reported;
- (2) the delegation to the Divisional Director of Planning in consultation with the Director of Legal and Governance Services to complete the S106 Agreement and to agree any minor amendments to the conditions or the Heads of Terms of the legal agreement, be agreed;
- (3) the delegation to the Divisional Director of Planning to REFUSE planning permission on the grounds detailed in the report if the Section 106 Agreement was not completed by 29 August 2013, be agreed.

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

24 HIGH STREET, PINNER (APPLICATION 2/08)

Reference: P/0393/13 – (Mr Andrew Jaye). Change of Use of Ground and First Floors from Flower Shop (Use Class A1) to a Grooming Parlour and Associated Services Including Sale of Canine Accessories (Sui Generis).

In response to questions, it was reported that:

- officers were satisfied that ventilation and disposal of animal waste would be controlled through other legislation as it was not a planning consideration. It would not therefore be possible to impose a condition such as the requirement for a plastic bag dispenser at the entrance;
- the normal green and brown bin refuse service would apply;
- in effect the premises would be self regulating as to the number of dogs at the premises at any one time. Any resulting noise nuisance would be a matter for the Environmental Health Service but an informative could be included. It was agreed that an informative be issued with regard to noise and dog mess.

DECISION: GRANTED permission for the development as described on the application and submitted plans, as amended by the addendum, conditions and informatives reported plus an additional informative as follows:

The attention of the applicant is drawn to the requirements of Environmental Health legislation in the interest of maintaining a hygienic environment in the property at all times, and in respect of any noise issues that may arise from the approved use. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency Thames Region is currently

required for any discharge of sewage or effluents onto or into ground and for surface water runoff into groundwater. Contact the Consent Department on 08708 506506 for further details.

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

19 - 25 BUCKINGHAM ROAD, EDGWARE (APPLICATION 2/09)

Reference: P/0370/13 – (Mr Ali Al-Kateb). Change of Use from Offices to Childrens Nursery and Educational Centre; Two Storey Side to Rear Extension; Provision of Parking Landscaping and Refuse Storage; Timber Canopy Over Play Area and External Alterations; Front Sliding Gate Adjacent to Eastern Boundary and Relocation of Existing Crossover.

The officer reported that a site visit had been made. The property had been empty for a while and the officers were of the view that nursery use was acceptable in principle.

In response to questions, it was noted that condition 16 sought a detailed parking scheme, including a detailed scheme for staggered vehicle pick up and drop off times for nursery/tutorial classes. There were ten parking spaces with several managed on site and space for turnround maneuvers and drop offs. The use of parking spaces would be predominately for staff with some available for public use. The officers would investigate whether the travel plan could ensure the prevention of double parking due to the narrow width of the road in addition to the yellow line waiting restrictions that applied all day Monday – Friday.

It was noted that children would enter the premises through the door on Buckingham Road with secondary entrance as indicated by the officer. The blue area on the plan was for dropping off only

DECISION: GRANTED permission for the development as described on the application and submitted plans, as amended by the addendum, conditions and informatives reported.

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

37 HEADSTONE LANE, HARROW (APPLICATION 2/10)

Reference: P/0172/13 – (Mr Lester Emmanuel). Change of Use of Dwelling House (Class C3) to Residential Care Home (Class C2).

The officer had sought clarification on whether the owners would continue to be resident at the property and had been advised that the residential care home would be staffed 24 hours a day but not necessarily with the same 3 members of staff rotating. In view of this new information it was moved, seconded and agreed that a site visit would be beneficial.

DECISION: That the application be deferred to enable a site visit to be made

The Committee wished it to be recorded that the decision to undertake a site visit was unanimous.

221 – 227 HIGH ROAD, HARROW (APPLICATION 2/11)

Reference: P/0183/13 – (Mr Bernard Johnson). Change of Use of Ground and First Floors from Restaurant (Use Class A3) to Mixed Use Education Training Counselling and Place Of Worship (Use Class D1).

In response to a question, it was noted that a robust travel plan would be sought.

It was noted that condition 2 should read "The approved use shall be open between the hours of 08.00 to 22.00 Monday to Friday, 08.00 to 21.00 on Saturdays and 10.00 and 21.00 on Sundays and shall not be open at any other time except with the prior agreement in writing of the Local Planning Authority.

DECISION: GRANTED permission for the development as described on the application and submitted plans, as amended by the addendum, conditions and informatives reported.

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

776 KENTON LANE, HARROW (APPLICATION 2/12)

Reference: P/0517/13 – (Mr Ciaran Horohoe). Variation of Wording to Condition 3 of Listed Building Consent P/2110/12 dated 28/09/2012 to Read Demolition Work Shall Be Carried Out By Hand Or By Tools Held In The Hand; and If Power Drive Tools Are Required, Named Operatives to Carry Out Works Shall Illustrate Their Appropriate Skill Levels for Use of Driven Tools for Removal of Masonry Involving Historic Fabric to the Satisfaction of Historic Buildings Consultant and/or Engineer.

DECISION: GRANTED permission for the variation to Condition 3 as described on the application and submitted plans, as amended by the addendum, conditions and informatives reported.

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

BROADFIELDS, HEADSTONE LANE, HARROW (APPLICATION 3/01)

Reference: P/0304/13 – (Harrow Community Sports Ltd). Change of Use of 2.2ha of Land (Formerly Used As Playing Fields) to Touring Caravan and Camping Site (75 Pitches); Formation of Accessways; Construction of Reception Building and Waste Disposal Point; Associated Works and Landscaping.

DECISION: That it be noted that the application had been withdrawn.

CONSULTATION FROM OTHER AUTHORITY: APPLICATION BY THAMES WATER UTILITIES LTD FOR THE PROPOSED DEVELOPMENT CONSENT ORDER OF THE THAMES TIDEWAY TUNNEL (APPLICATION 4/01)

Reference: P/1189/13 – (Thames Water Utilities Ltd). Consultation from Other Authority: Application By Thames Water Utilities Ltd for the Proposed Development Consent Order of The Thames Tideway Tunnel.

DECISION: That the Planning Inspectorate be informed that Harrow Council raises NO OBJECTION to the application.

The Committee wished it to be recorded that the decision to raise no objection was unanimous.

406. Scheme of Delegation and Permitted Development

The Committee considered a report of the Divisional Director of Planning which sought to amend and extend the previously approved scheme of delegation dated March 2012 to make provision for changes resulting from amendments to the Town and Country Planning General Permitted Development Order.

An officer outlined the new provisions and undertook to provide briefing notes on the various aspects. In response to a question, it was advised that, although there was no requirement for an application form, a draft form had been created to encourage applicants to provide maximum information. There were no fees for neighbour consultations which could have a significant impact on the planning department, particularly when a site inspection was required. Members would be updated subsequent to the implementation of a draft fee from 1 October 2013.

RESOLVED: That

- (1) the revised Scheme of Delegation to the Divisional Director of Planning annexed as Appendix 1 be approved subject to clarification of the floor space referred to in paragraph 6(h) of Part 1 which would be delegated to the officers in consultation with the Chairman;
- (2) the Guidance Note on the assessment of prior approval notifications annexed as Appendix 2, be agreed.

407. Harrow Local Information Requirements for the Validation of Planning Applications

Consideration was given to a report which introduced a draft revised schedule of local information requirements for the validation of planning applications in accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) (Amendment No.3) Order 2012.

It was noted that, subject to approval by the Committee, the draft local information requirements would be published on the Council's website for 6 weeks, in accordance with statutory requirements. The outcome of the consultation together with any changes to the criteria would be submitted to the Planning Committee in July to enable the adoption of the revised criteria on 1 August 2013 in accordance with the timescales set out in the Development Management Procedure Order.

RESOLVED: That the draft Local Validation Requirements be approved for public consultation.

408. Member Site Visits

RESOLVED: To note the arrangement of a site visit to 37 Headstone Lane, Harrow.

(Note: The meeting, having commenced at 6.30 pm, closed at 9.28 pm).

(Signed) COUNCILLOR WILLIAM STOODLEY
Chairman