

Planning Committee AGENDA

DATE: Wednesday 12 March 2014

TIME: 6.30 PM

VENUE: Council Chamber, Harrow
Civic Centre

A BRIEFING FOR PLANNING COMMITTEE MEMBERS WILL TAKE PLACE ON MONDAY 10 MARCH 2014 AT 6.00 PM IN COMMITTEE ROOM 3.

A SITE VISIT FOR PLANNING COMMITTEE MEMBERS WILL TAKE PLACE ON SATURDAY 8 MARCH 2014 STARTING AT 10.00 AM.

MEMBERSHIP (Quorum 3)

Chairman: Councillor William Stoodley

Councillors:

Stephen Greek (VC)
Simon Williams
Stephen Wright

Mrinal Choudhury
Keith Ferry
Bill Phillips

Reserve Members:

1. Kam Chana
2. Amir Moshenson
3. Joyce Nickolay

1. Graham Henson
2. Ajay Maru
3. Sachin Shah

1. Mano Dharmarajah

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 disclosable pecuniary or non pecuniary interests, arising from business to be transacted at this meeting, from:

- (a) all Members of the Committee;
- (b) all other Members present.

4. MINUTES (Pages 3 - 8)

That the minutes of the meeting held on 12 February 2014 be taken as read and signed as a correct record.

5. PUBLIC QUESTIONS *

To receive any public questions received in accordance with Committee Procedure Rule 17 (Part 4B of the Constitution).

Questions will be asked in the order notice of them was received and there be a time limit of 15 minutes.

[The deadline for receipt of public questions is 3.00 pm, 7 March 2014. Questions should be sent to publicquestions@harrow.gov.uk

No person may submit more than one question].

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 30 (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

*** DATA PROTECTION ACT NOTICE**

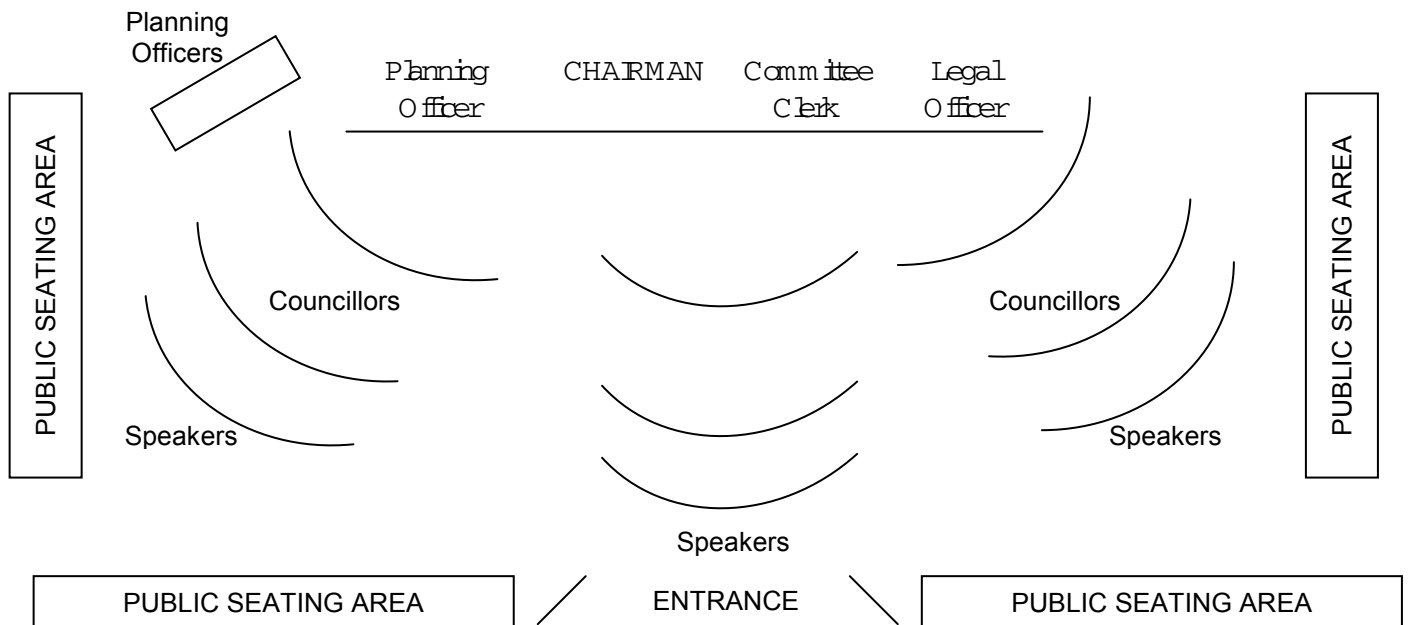
The Council will audio record item 5 (Public Questions) and will place the audio recording on the Council's website, which will be accessible to all.

[**Note:** The questions and answers will not be reproduced in the minutes.]

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GUIDANCE NOTE FOR MEMBERS OF THE PUBLIC ATTENDING THE PLANNING COMMITTEE

Typical Planning Committee 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.

The Democratic Services Officer will ask those members of the public, who are seated before the meeting begins, which planning application they are interested in.

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

12 FEBRUARY 2014

Chairman: * Councillor William Stoodley

Councillors: * Keith Ferry * Joyce Nickolay (3)
* Stephen Greek * Sachin Shah (3)
* Graham Henson (1) * Stephen Wright

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

500. Attendance by Reserve Members

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

Ordinary Member

Councillor Mrinal Choudhury
Councillor Bill Phillips
Councillor Simon Williams

Reserve Member

Councillor Sachin Shah
Councillor Graham Henson
Councillor Joyce Nickolay

501. 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.

502. Declarations of Interest

RESOLVED: To note that the following interest was declared:

Agenda Item 10 – Planning Application 1/01 –The Hive Football Centre (Formerly Prince Edward Playing Fields), Camrose Avenue, Edgware

Councillor Keith Ferry declared a non-pecuniary interest in that he was a Barnet Football Club season ticket holder although this did not affect the Medical Centre. He would remain in the room whilst the matter was considered and voted upon.

503. Minutes

RESOLVED: That the minutes of the meetings held on 18 December 2013 and 8 January 2014 be taken as read and signed as a correct record.

504. Public Questions, Petitions and Deputations

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

505. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

506. Representations on Planning Applications

RESOLVED: To note that no representations had been received.

RESOLVED ITEMS

507. 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.

THE HIVE FOOTBALL CENTRE (FORMERLY PRINCE EDWARD PLAYING FIELDS), CAMROSE AVENUE, EDGWARE

Reference: P/3469/13 (Mr Anthony Kleanthous). Single Storey Side Extension to the East Stand to Create an Enlarged Medical Centre; Two Chiller Units on the Southern Elevation of this Extension.

In response to questions, it was noted that:

- no licensing requirements were required under the Planning Acts, any licensing requirements were not therefore material to the application;
- the application was in conjunction with the existing medical use and as such did not conflict with previous planning permissions for the site;
- any requirements with regard to radiation were not planning considerations and the Council had no financial liability for the use. As an extension to an approved medical facility planning permission was not required for a scanner. Those operating the equipment would need to take their own precautions;
- the officers would, as requested, liaise with the appropriate Council department to ascertain that any issues regarding radiation were drawn to the attention of the football club;
- any concern that the medical centre was being used independently of the football club would be assessed by the officers at the time. Independent use would require separate planning permission.

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

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

ENTERPRISE HOUSE, 297 PINNER ROAD, HARROW

Reference: P/3728/13 (Sandkot Ltd). Redevelopment to Include Demolition of Existing Building and Construction of New Three Storey Building Comprising 8 Flats; 1.8m High Fence to Side and Rear Boundaries; Associated Parking and Landscaping Refuse and Cycle Storage.

An officer introduced the report and drew attention to the addendum which included the receipt of additional representations which had been addressed within the report.

In response to questions, it was noted that:

- the orientation of Adrian Court was such that it would be difficult for the development to overshadow the rear;
- a timber close boarded fence would be erected by the developer;
- the bin storage would be located to the side of the development
- the development would accord with the Lifetime Homes standards and level 3 of the Code for Sustainable Homes.

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

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

LETCHFORD ARMS PUBLIC HOUSE, LETCHFORD TERRACE, HARROW

Reference: P/3882/13 (Mr Sam Berg). Redevelopment to Provide Six Three Storey Terraced Dwellinghouses with Associated Parking and Landscaping; Demolition of Existing Public House and Outbuildings.

An officer presented the report and informed the Committee that it was considered that the policy tests arising from the Development Management Policies for locally listed buildings (DM7) and the former public house (DM46) had been met.

In response to questions it was noted that:

- the purpose of the oversail was to enable the front gardens to accommodate a car lengthwise. It was an unusual design that had been implemented in schemes outside Harrow. Integral parking had been investigated but the site constraints did not enable sufficient space for it to function properly. The officers considered that the onsite/offsite parking was of a suitable form. There was insufficient space for two cars to park. A planning condition with respect to hard and soft landscaping was included which also removed permitted development;
- there were balconies on the second floor only;
- the site had been marketed extensively but no expressions of interest had been received. Whilst the officers were satisfied that a significant amount of marketing had been undertaken, they were unable to advise on the rent sought. Should the Committee wish to seek further clarification on the suitability of the rent sought it would be necessary to seek independent advice;
- the Committee was required to decide on the weight given to the policy regarding the locally listed building and that for achieving additional housing units;
- there had been a lot of discussion regarding the scheme design. Whilst the proposed development was more modern than the adjacent building, there were different styles in the street scene and the public house was itself different to the surrounding area. The locally listed building was not protected and there was no policy to require it to be replicated in the new building;

- the planning statement and design and access statement stated that the applicant had concluded that the renovation and conversion of the building was not commercially viable;
- any future proposals by the neighbouring properties to develop the loft space, create balconies or divide the properties into two flats would be judged on their merits;
- with regard to overlooking and position of the school, the current houses could put a dormer on the back and have the same degree of visibility to the school opposite under permitted development. The screening to the balconies did not enable an all round clear view;
- there had been consultation with adjoining properties and a site notice. The Hatch End Association had been directly consulted and many amenity groups received the weekly list of planning applications;
- the Conservation Officer had been consulted and her response was contained in the report.

A Member made reference to the extensive consultation on the Locally Listed Buildings Supplementary Planning Document (SPD) prior to it coming into effect in December 2013. The SPD detailed the process for listing and stated that the Council would strongly discourage the demolition of any buildings on the local list and would seek to encourage their retention, restoration and continued beneficial use wherever possible. Locally listed buildings had been selected due to their particular special local historical and/or architectural merit. It was not considered that the report fully explored the proposals.

In addition, the Member reported that the Pinner Historical Society had stated that the building had been constructed in the 1850s and that it was understood that it had been altered and not rebuilt as recorded in the report.

A Development Management Policy (DMP) issued the previous year, particularly highlighted the need to preserve the public house market for 12 months. The Committee considered that a rent of £60,000 per annum appeared to be high considering the locality and the fact that the public house had been closed by police two years previously.

It was agreed to defer consideration of the planning application to ensure that the appropriate tests had been undertaken to justify the loss of a public house amenity. The Committee sought information on feedback from the marketing exercise, the suitability of the rent sought for the area, the process for retaining the features of a locally listed building, and the extent to which consideration had been given to a more traditional design for the development.

DECISION: DEFERRED consideration to enable further information to be obtained.

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

508. INFORMATION REPORT - Appeals and Enforcement Update Report

The Committee received a report containing an overview of Planning appeals decisions and of enforcement statistics for Quarter 3 of 2013/14.

The officer reported that as a result of additional resources employed to investigate 'beds in sheds', 75 potential contraventions had been identified, 39 visited and approx 22 contravention notices issued on which enforcement reports would be prepared. An officer specifically dealing with enforcement was now in post in Legal Services.

In response to a question it was reported that an enforcement notices had been issued requiring the demolition of the west stand at The Hive and there would be a public enquiry regarding the unauthorised stadium lights in June. An update on the position regarding containers at the boundary would be circulated to the Councillor.

The Committee was pleased at the progress on this quarter and looked forward to seeing the full effect of the additional resources on the next quarter.

RESOLVED: That the report be noted.

509. Member Site Visits

RESOLVED: To note that there were no site visits to be arranged.

510. Any Other Urgent Business

Gerard Livett

The Committee thanked Gerard Livett, Deputy Team Leader, for the work he had undertaken on behalf of the Committee and the Council and wished him well in his new job.

(Note: The meeting, having commenced at 6.30 pm, closed at 7.58 pm).

(Signed) COUNCILLOR WILLIAM STOODLEY
Chairman