

# Planning Committee AGENDA

**DATE:** Wednesday 9 April 2014

**TIME:** 6.30 PM

**VENUE:** Council Chamber, Harrow  
Civic Centre

**A BRIEFING FOR PLANNING COMMITTEE MEMBERS WILL TAKE PLACE ON MONDAY 7 APRIL 2014 AT 6.00 PM IN COMMITTEE ROOM 3.**

**A SITE VISIT FOR PLANNING COMMITTEE MEMBERS WILL TAKE PLACE ON SATURDAY 5 APRIL 2014 STARTING AT 10.00 AM.**

## **MEMBERSHIP** (Quorum 3)

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**Chairman:** Councillor William Stoodley

### **Councillors:**

Stephen Greek (VC)  
Simon Williams  
Stephen Wright

Mrinal Choudhury  
Keith Ferry  
Bill Phillips

### **Reserve Members:**

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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  
Tel: 020 8424 1542 E-mail: [miriam.wearing@harrow.gov.uk](mailto: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 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 - 10)

That the minutes of the meeting held on 12 March 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, Friday 4 April 2014. Questions should be sent to [publicquestions@harrow.gov.uk](mailto: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 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**

**\* DATA PROTECTION ACT NOTICE**

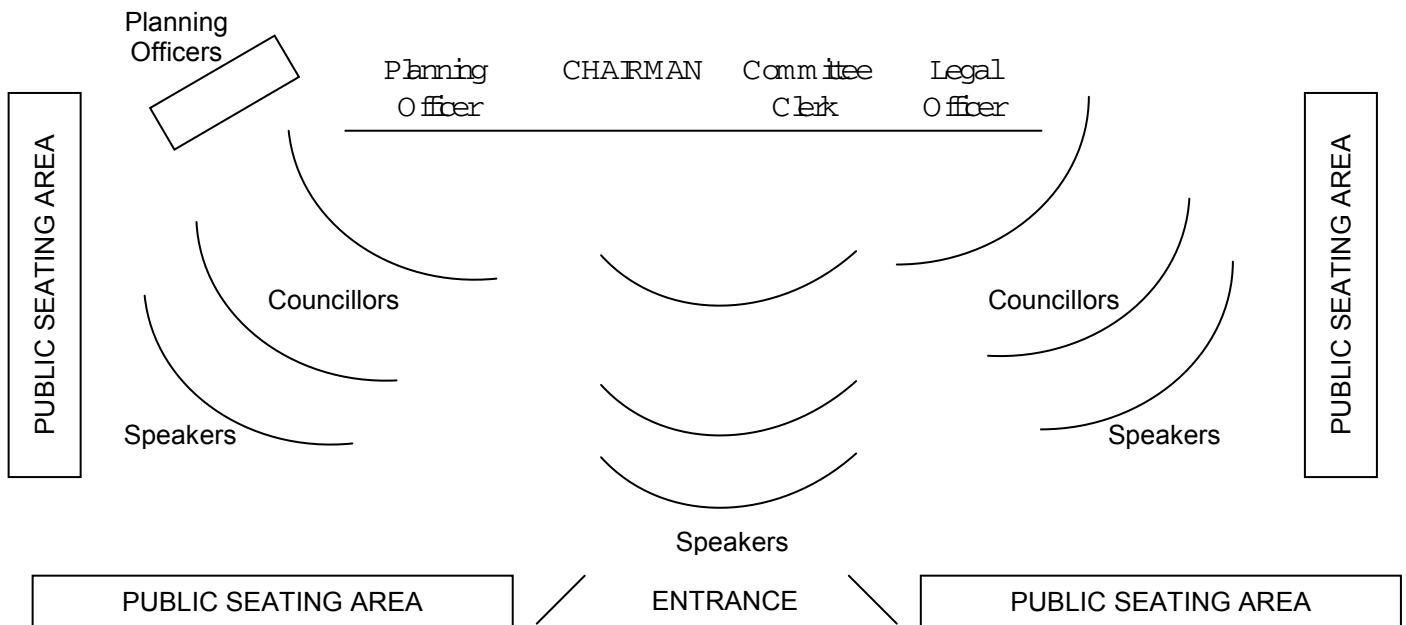
The Council will audio record item 5 (Public Questions) and will place the audio recording on the Council's website, which will be accessible to all.

[**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 MARCH 2014

**Chairman:** \* Councillor William Stoodley

**Councillors:** \* Mrinal Choudhury \* Joyce Nickolay (3)  
\* Keith Ferry \* Bill Phillips  
\* Stephen Greek \* Stephen Wright

\* Denotes Member present  
(3) Denotes category of Reserve Member

#### 511. Attendance by Reserve Members

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

Ordinary Member

Reserve Member

Councillor Simon Williams

Councillor Joyce Nickolay

#### 512. 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.

#### 513. Declarations of Interest

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

Agenda Item 10 – Planning Application 2/03 – Montesoles Playing Fields, Uxbridge Road, Pinner

Councillor Stephen Wright declared a non-pecuniary interest in that the application was within his Ward. He would remain in the room whilst the matter was considered and voted upon.

Agenda Item 10 – Planning Application 2/05 – Various Sites Around Bushey Including Five Within London Borough of Harrow

Councillor Stephen Greek declared a disclosable pecuniary interest in that he was a member of the United Synagogue. He would leave the room whilst the matter was considered and voted upon.

Agenda Item 10 – Planning Application 3/01 – 380 High Road, Harrow

Councillor William Stoodley declared a prejudicial interest in that the applicant worked in the Independent Labour Group Office. He would leave the room whilst the matter was considered and voted upon.

**514. Minutes**

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

**515. Public Questions, Petitions and Deputations**

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

**516. References from Council and other Committees/Panels**

**RESOLVED:** To note that there were none.

**517. 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 1/01 on the list of planning applications.

**RESOLVED ITEMS**

**518. 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.



## HARROW COLLEGE, LOWLANDS ROAD, HARROW

Reference: P/3889/13 (Ms Judith Abbott). Demolition of Existing Temporary Classrooms and Part Demolition of Teaching Block and Construction of 4 Storey and 5th Storey Building for Plant Teaching Accommodation with External Landscaping Works.

In response to questions, the Committee was advised that:

- the existing buildings were of varying styles, design and age which would be complemented by the proposed building which was modern and unique in design. The Conservation Officer was satisfied that it would be sufficiently distanced from the curtilage of the Listed Building. The building was higher but appropriate within its setting;
- consultation had exceeded the statutory requirements. The Baptist Church and College Road were on the other side of the railway so were outside the consultation area. English Heritage had been consulted at the same time as other consultees and had not responded;
- the capacity of the college would increase by 170 students and 40 members of staff to a maximum of 720 students and staff;
- the College was within walking distance of the station hub. The Controlled Parking Zone (CPZ) operated Monday to Friday and there was no freely available parking. The loss of 10 parking spaces was acknowledged but in the context of the site was not seen as a cause for concern. The travel plan for the development would be an appendage to the existing travel plan for the College. The inclusion in the travel plan of discouraging parking across drives could be suggested as a goodwill gesture;
- the outside lighting would take the form of low level white light for separation between the top and bottom of the building and would be secure by design. In addition, there would be strips of low energy LED light between cladding panels which would simply glow. The outside lighting would be on evening and night time only and be designed as a backdrop and no light pollution should arise;
- the TfL proposals for the station car park were not known but this development would not prejudice any proposals. Nor would it prejudice sites coming forward in Harrow Town Centre. There would be the opportunity to provide a more comprehensive survey of development in Harrow Town Centre in conjunction with the Intensification Area.

The Committee received representations from an objector, Irene Wears, and the applicant, Alan Simpson.

**DECISION: GRANTED** planning permission for the development described in 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 application was unanimous.*

### **125 NORMAN CRESCENT, PINNER**

Reference: P/3973/13 (Mr Subhash Patel). Single Storey Front Extension Incorporating Porch, Single Storey Rear Extension; Conversion of Garage into Habitable Room and Formation of Front Bay Window.

It was noted that the application was reported to the Committee as the applicant was an employee of the Council.

**DECISION: GRANTED** planning permission for the development described in 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.*

### **STORE REAR OF 59 HAVELOCK ROAD, HARROW**

Reference: P/3463/13 (Mr Bassel Affoury). Change of Use from Skip Storage Hire (Sui Generis) to Open Air Car Storage (Use Class B8) (Retrospective Application).

An officer introduced the report and noted that a site visit had taken place. The Committee was informed that the lawful use of the site was as a skip storage hire facility and the proposed change of use would not result in a demonstrably different use of the site.

In response to questions, the Committee was advised that:

- a condition on screening to protect the amenity of neighbouring properties would not meet the legal test for conditions given the present use of the site as it would require physical work;
- an increase in the height of the boundary fencing would require planning permission and discussion with the adjacent properties.

**DECISION: GRANTED** planning permission for the development described in the application and submitted plans, as amended by the addendum, subject to conditions and informatives reported, and the following additional condition:

Details of measures to ensure site security in accordance with the principles of Secure By Design shall be submitted to and approved in writing and implemented prior to the commencement of the use hereby approved.

**REASON:** To ensure that appropriate security measures are implemented in accordance with the aims of Policy 7.13B of the London Plan 2011.

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

## **MONTESOLES PLAYING FIELDS, UXBRIDGE ROAD, PINNER**

Reference: P/2452/13 (Little Raccoons Nursery Ltd). Change of Use of Former Pavilion to Children's Day Nursery and Community Hall (Use Class D1); Single Storey Extension to Northern Elevation of the Existing Pavilion; Raised Decking to the Southern Elevation; Access Ramp and Steps to New Northern Elevation; External Alterations; New Boundary Fencing; Landscaping and Refuse Store; Refurbishment of Former Public Conveniences to Provide Changing Rooms and Toilets.

An officer introduced the report and informed the Committee that it was proposed to refurbish the former pavilion and former public conveniences, both of which were in a poor state of repair. Attention was drawn to the addendum which included an amended condition 15 with regard to hours of use.

In response to questions, the Committee was advised that:

- as the applicant did not own the land, a lease or transfer would be required prior to implementation of the planning permission. The Day Nursery and Community Hall could not be occupied until the completion of the refurbishment of the former public conveniences;
- any increase in the value of the land as a result of the development was a matter for the Council as landowner and the applicant. The Town and Country Planning General Regulations 1992 enabled the Committee to determine planning applications on Council owned land;
- the community use would take place during periods when the nursery was not functioning.

### **DECISION:**

1. **GRANTED** planning permission, under Regulation 3 of the Town and Country Planning General Regulations 1992, for the development described in the application and submitted plans, as amended by the addendum, subject to conditions and informatives reported;
2. That, should the Council enter into an agreement for the sale or lease of the property, the Portfolio Holder for Property and Major Contracts be requested to give consideration to the future management and maintenance of the changing rooms and toilets.

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

## **LYONS, GARLANDS LANE, HARROW ON THE HILL**

Reference: P/4033/13 (Keepers & Governors of Harrow School Proposed Multi-Use Games Area (Muga); 4 X 8m High Floodlight Masts; Mesh Netting & Retaining Wall; New Access Path.

An officer introduced the report and noted a site visit. The Committee was informed that residents in Pebworth Road in Brent had not been consulted on the proposal because, at their closest point, the floodlighting columns would be approximately 800 m away from the rear boundaries of properties on Pebworth Road in Brent. The floodlights would not be in operation between 1 April and 1 October each year.

In response to questions, the Committee was advised that:

- condition 7 dealt with land levels and conditions 5 and 6 would soften the impact of the development but not completely screen it. A requirement to plant trees could give rise to root protection issues due to the mesh fencing. The officers would examine the landscaping, particularly the density, and would discuss the screening with the applicant;
- ongoing discussions were taking place with Harrow School regarding the comprehensive development programme.

**DECISION: GRANTED** planning permission for the development described in 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 application was unanimous.*

#### **VARIOUS SITES AROUND BUSHEY INCLUDING FIVE WITHIN LONDON BOROUGH OF HARROW**

Reference: P/0084/14 (United Synagogue). Construction of Pole and Wire Gateways and Steel Posts to Form An Eruv For Bushey.

It was noted that the applicant would be required to obtain a licence from the Highways Authority.

**DECISION: GRANTED** planning permission for the development described in 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.*

#### **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 introduced the report stating that the application had been deferred from the previous meeting in order to obtain additional information. The Committee was informed that the property had been marketed for 15 months using varied means of advertising including a mailshot circulated to 5000 operators and online. A sample of the marketing/advertising material had

been requested but not received. It was confirmed that no real interest had ensued and the property had been vacant for more than two years and was in disrepair. It had been marketed prior to closure and had declined in viability. Although the property was locally listed, planning legislation enabled it to be demolished without planning permission.

The officer outlined marketing levels for five public houses that the applicant considered to be comparable.

In response to questions, the Committee was advised that:

- the officers were satisfied that the second period of marketing was at a realistic level as there was no contrary evidence;
- planning regulations dealt with the issue in relation to the retention of existing community facilities and not specifically public houses. This stipulated 12 months of suitable marketing and did not specify a continuous period was required. Early in 2012 it had been marketed by the previous owners and an additional 9 months by the present owners but officers were unaware whether it was continuous. There was a requirement to meet one of four tests, one of which was public benefit;
- the fact that the building was locally listed did not raise the level of marketing or effort required, nor did it affect the replacement design;
- the applicant had taken photographic evidence of the features the preservation of which was considered to warrant the Local Listing.

Members considered that the public house marketing submitted as comparable were in busy areas, reflecting that the rent would be according to the level of business. The previous owner had offered a grace free period but probably needed to offer some refurbishment. A Member who had researched the pricing of public houses suggested a rent of £5,000 to £10,000 as more suitable.

A further member stated that the information presented was not that minuted as required from the last meeting. The potential business case depended on reputation. The developer's website stated that it was interested in obtaining licensed premises for demolition and redevelopment. It would have been preferable had the public house and cottages been listed at the same time as Letchford House currently grade II.

**DECISION: REFUSED** for the following reason:

There is insufficient evidence of suitable marketing of the Public House at a realistic rate for a sufficient period of time, contrary to Policy DM47 of the Development Management Policies Local Plan 2013.

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

*Councillors Keith Ferry, Stephen Greek, William Stoodley and Stephen Wright voted to refuse the application*

*Councillors Mrinal Choudhury and Joyce Nickolay voted against refusal*

*Councillor Bill Phillips abstained.*

### **SINGLE STOREY FRONT TO SIDE EXTENSION; DEMOLITION OF EXISTING GARAGE AT FRONT**

Reference: P/3600/13 (Mrs Saabra Deen). Single Storey Front to Side Extension; Demolition of Existing Garage at Front.

The Vice-Chairman took the Chair for this item.

**DECISION: REFUSED** for the reasons given in the report.

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

### **102-124 STATION ROAD, EDGWARE**

Reference: P/0107/14 (Erinastar Ltd). Consultation from a Neighbouring Authority: Demolition of 120-124 Station Road and Outline Planning Permission (With all Matters other Than Access Reserved) for New Buildings From 7-19 Stories with Podium Level to Provide up to 165 Flats (Use Class C3), up to 1,450sqm Flexible Community Floorspace (Use Class D1/D2), 275sqm of Retail/Restaurant Floorspace (Use Class A1/A2/A3), and the New Shopfront to the Church Way Facade of the Existing Retail Unit at 102-106 Station Road. The Provision of Pedestrian Site Access from Station Road and Church Way, and Vehicular Access from Church Way.

**DECISION: NO OBJECTION** raised.

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

### **519. 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 9.25 pm).

(Signed) COUNCILLOR WILLIAM STOODLEY  
Chairman