

PLANNING COMMITTEE

MINUTES

30 SEPTEMBER 2014

Chairman: * Councillor Anne Whitehead (Vice Chair in the Chair)

Councillors:

* June Baxter	* Sachin Shah (3)
* Barry Kendler (4)	* Norman Stevenson
* Nitin Parekh (2)	
* Pritesh Patel (3)	

* Denotes Member present
(2), (4), (3), (3) Denote category of Reserve Members

43. 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 Graham Henson
Councillor Kairul Kareema Marikar
Councillor Stephen Greek

Reserve Member

Councillor Nitin Parekh
Councillor Sachin Shah
Councillor Barry Kendler
Councillor Pritesh Patel

44. Right of Members to Speak

RESOLVED: That, in accordance with Committee Procedure Rule 4.1, the following Councillor be allowed to speak on the agenda item indicated:

<u>Councillor</u>	<u>Planning Application</u>
Graham Henson	3/01

45. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Agenda Item 10 – Planning Applications Received – All Applications

Councillor June Baxter declared a non-pecuniary interest in that the firm of solicitors where she worked sometimes carried out work on behalf of planning agents. She would remain in the room whilst the matters were considered and voted upon.

Agenda Item 10 – Planning Applications Received – 3/01

Councillor Graham Henson declared a non-pecuniary interest in that he had attended a previous meeting of the Planning Committee where the item had been considered and discussed. He would remain in the room whilst the matter was considered and voted upon.

Agenda Item 10 – Planning Applications Received – All Applications

Councillor Sachin Shah declared a non-pecuniary interest in that he was Portfolio Holder for Finance & Major Contracts and had been involved in formulating the Capital Programme. He would remain in the room whilst the matters were considered and voted upon.

46. Minutes

RESOLVED: That the minutes of the meeting held on 3 September 2014 be taken as read and signed as a correct record.

47. Public Questions, Petitions & Deputations

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

48. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

49. 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 2/05 on the list of planning applications.

RESOLVED ITEMS

50. 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.

CRAZY HORSE PUBLIC HOUSE, 43 CHURCH ROAD, STANMORE

Reference: P/2443/14 (Summerade Holdings Ltd) Redevelopment Of The Site: Demolition Of Existing Public House; Construction Of Part Three / Part Four Storey Building To Provide 13 Flats And Commercial Floorspace (Flexible Class A1/A2) On The Ground Floor And Part Of First Floor; Basement Parking; PV Panels On The Roof; New Boundary Treatment And Gates; Associated Landscaping

Following questions from Members an officer advised that:

- concerns regarding whether the façade of the proposed redevelopment would be in keeping with that of other buildings in the area, would be covered by condition 4;
- officers were satisfied that all requirements of the Planning Policy had been met.

A Member stated that, in her view, the proposed development would not be in keeping with the existing character of the area and proposed that the application be refused on the following grounds:

The proposed development is of inadequate design quality and fails to reflect the character of the area or the setting of the Old Church Lane and Stanmore Hill Conservation Areas, contrary to policies DM1 and DM7 of the Development Management Policies Local Plan, policy CS1.B of the Core Strategy and policies 7.1, 7.4, 7.6 and 7.8 of the London Plan.

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

DECISION:

1. **GRANTED** permission for the development described in the application and submitted plans, subject to the conditions and informatives reported, and the completion of a s.106 agreement before 13 October 2014, as amended by the addendum;

2. and the completion of a Section 106 agreement with the heads of terms set out below (subject to further negotiation and agreement);
3. 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.

RECOMMENDATION B

1. That if the Section 106 Agreement is not completed by 13 October 2014 then it is recommended to delegate the decision to **REFUSE** planning permission to the Divisional Director of Planning on the grounds that:

The proposed development, in the absence of a Legal Agreement would fail to secure the provision of affordable housing on the site and would therefore fail to adequately mitigate the impact of the development on the wider area, and provide for necessary social and physical infrastructural improvements arising directly from the development, contrary to the NPPF (2012), policy 3.12.A/B of The London Plan 2011 and policy CS1.J of the Harrow Core Strategy 2012.

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

Councillors Barry Kendler, Sachin Shah, Nitin Parekh and Anne Whitehead voted for the application.

Councillors June Baxter, Pritesh Patel and Norman Stevenson voted against the application

CLEMENTINE CHURCHILL HOSPITAL, SUDBURY HILL

Reference: P/1881/14 (Ms Michelle Williams) Infill Of Part Of Undercroft Car Park Area Of Existing Hospital To Provide A New Endoscopy Suite

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

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

59 WARRINGTON ROAD, HARROW

Reference: P/0829/14 (Mr J S Inamdar) Conversion Of Dwellinghouse Into Two X Two Bed Self Contained Flats With Use Of Existing Loft Conversion Byfirst Floor Flat; Bin Storage, Parking, Cycle Storage And Landscaping

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

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

Councillors Barry Kendler, Sachin Shah, Nitin Parekh and Anne Whitehead voted for the application.

Councillors June Baxter, Pritesh Patel and Norman Stevenson abstained from voting.

THE CROFT CANNONBURY AVENUE, PINNER

Reference: P/3178/14 (Harrow Council) Extension To Roof; Use Of Pavilion As Boxing Club

Following questions from Members, an officer advised that:

- concerns regarding soundproofing, external lighting and safety issues were covered by the conditions;
- there was an existing fence around the building.

DECISION: GRANTED permission, under Regulation 3 of the Town and Country Planning General Regulations, for the development described in the application and submitted plans, subject to the conditions and informatives reported, as amended by the addendum.

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

HARROW SCHOOL CHAPEL HIGH STREET, HARROW

Reference: P/2742/14 (Ms Mary Pierre-Harvey) Listed Building Consent: Repairs And Some Restoration Of External Masonry To The West And East Walls And To The Stained Glass Windows

DECISION: GRANTED Listed Building Consent for the works described in the application and submitted plans, subject to the conditions reported.

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

ARDEN COTTAGE OAKHILL AVENUE, PINNER

Reference: P/2613/14 (Mr Patrick Reis) Proposed Rear Part One And Two Storey Extension

Following questions from Members, an officer advised that:

- condition 4 required drainage details to be submitted to the drainage authority for approval;
- the trees on the property were not protected by a Tree Preservation Order and their potential loss was not a material planning consideration;
- the impact of the proposed extension on daylight and lighting to the neighbouring property would be negligible.

The Committee received representations from an objector, Mrs Susan Wilkinson, and the applicant, Mr Reis.

A Member stated that she and other Members of her Group did not feel comfortable supporting the application and would therefore abstain from voting on this item.

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

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

Councillors Barry Kendler, Sachin Shah, Nitin Parekh and Anne Whitehead voted for the application.

Councillors June Baxter, Pritesh Patel and Norman Stevenson abstained from voting.

BENTLEY WOOD HIGH SCHOOL, BINYON CRESCENT, STANMORE

Reference: P/3072/14 (Harrow Council) Construction Of A Part Single Storey And Part Double Height Sports Hall With Associated Ancillary Accommodation To The North West Of The Existing School Building; Associated Car Park; Hard And Soft Landscaping; Boundary Treatment

DECISION: GRANTED permission, under Regulation 3 of the Town and Country Planning General Regulations, for the development described in the application and submitted plans, subject to the conditions and informatives reported, as amended by the addendum.

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

154 EASTCOTE LANE, SOUTH HARROW

Reference: P/2243/14 (Mrs Asma Chaudhry) Single Storey Rear Extension (Retrospective)

It was noted that this application had been considered and discussed at length at the previous meeting of the Committee.

Following questions from Members, officers advised that:

- the proposal, which was retrospective, went beyond what was permitted in terms of both height and depth and was therefore clearly in breach of Planning regulations. An enforcement notice had been served on the property in 2004. Planning officers had had numerous discussions with the applicant going back a number of years, to explain the situation and options available to the applicant in order to achieve a resolution;
- however, any action taken by the Council should be proportionate and reasonable. Any decision to refuse should take into account the evidential and public interest test, whereby the length of time elapsed since the extension had been built, any cost and resource implications for the Council and whether or not it would be in the public interest to prosecute or take direct action.

A Member of the Committee proposed granting the application on the following grounds:

If refused, any enforcement action would not be in the public interest when considered under the relevant test, as set out above.

DECISION: GRANTED without conditions.

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

Councillors Barry Kendler, Sachin Shah, Nitin Parekh and Anne Whitehead voted for the application.

Councillors June Baxter, Pritesh Patel and Norman Stevenson voted against the application.

51. Member Site Visits

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

(Note: The meeting, having commenced at 6.32 pm, closed at 8.22 pm).

(Signed) COUNCILLOR NITIN PAREKH
Chairman