

PLANNING COMMITTEE

MINUTES

19 NOVEMBER 2014

Chairman: * Councillor Keith Ferry

Councillors:

* Ghazanfar Ali (1)	* Ameet Jogia (2)
* June Baxter	* Barry Kendler (4)
* Stephen Greek	* Nitin Parekh (2)

In attendance: Graham Henson Minute 67 (2/02)
(Councillors)

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

61. Attendance by Reserve Members

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

Ordinary Member

Councillor Graham Henson
Councillor Kairul Kareema Marikar
Councillor Norman Stevenson
Councillor Anne Whitehead

Reserve Member

Councillor Barry Kendler
Councillor Nitin Parekh
Councillor Ameet Jogia
Councillor Ghazanfar Ali

62. 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:

Councillor

Planning Application

Graham Henson

2/02

63. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Agenda Item 10 – Planning Applications Received (2/02)

Councillor Ameet Jogia declared a non-pecuniary interest in that he was a regular attendee at the Dhamecha Lohana Centre. He would remain in the room whilst the matter was considered and voted upon.

64. Minutes

RESOLVED: That the minutes of the meeting held on 29 October 2014 be taken as read and signed as a correct record.

65. Public Questions, Petitions & Deputations

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

66. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

RESOLVED ITEMS

67. 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 Head of Planning to issue the decision notices in respect of the applications considered.

SITE OF SUMMERHOUSE LAKE, BENTLEY PRIORY, THE COMMON, STANMORE

Reference: P/4038/13 (Mr Brian Izzard) Description: Permanent Works - Construction Of An Access Track From Masefield Avenue To Summerhouse Lake For Use By Environment Agency Vehicles To Access Summerhouse Lake, A Statutory Reservoir Under The Reservoirs Act 1975; Replacement Entrance Gates At Masefield Avenue; Lowering Of Concrete Ramp Which Passes Over The Existing Culvert At Masefield Avenue; Laying Of Services.

Temporary Works - Alternative Entrance For Walkers At East Of Existing Entrance Gates; Contractors Compound And Materials Store.

Following a question from a Member, an officer advised that the proposed access track would be 7.4 metres wide, and would be sufficiently wide to accommodate heavy goods vehicles (HGVs).

Following a question from a Member, the Chair advised that the plans took into account the fact that the access ramp above the culvert would need to be strong enough to support HGV traffic.

DECISION: GRANTED Permission subject to conditions and informatives, as amended by the addendum; and the completion of a Section 106 agreement with the heads of terms set out below (subject to further negotiation and agreement), as amended by the addendum. 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.

Heads of Terms

Offsetting of Biodiversity and Heritage Impacts

1. Payment of a contribution (£10,000) towards:
 - 1.1. Removal of scrub to the north of the lake and the re-instatement of species rich acid grass land in this location;
 - 1.2. Removal of trees to the north of the lake to re-establish views from Bentley Priory House towards the lake.
2. Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement; and
3. Planning Administration Fee: Payment of £500 administration fee for the monitoring of and compliance with this agreement.

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

UNIT 1 BREMBER ROAD, SOUTH HARROW

Reference: P/3500/14 (Mr B Radia) Description: Re-Cladding Of Existing Elevations; Demolition Of Existing Single / Two-Storey Wing On The Northern Side Of The Building; New Fenestration And Raising The Roof Height Of The Existing Community Centre (Retrospective)

Following questions from Members, officers advised that the proposed scheme would not impact negatively on residential amenity, as it did not overlook any primary windows, the nearest residential occupier was 16 metres away and the nearest residential house was 32 metres away.

Following questions from Members regarding how the proposals would impact on traffic issues, the Chair stated that traffic related issues were not relevant considerations as there would be no 'change of use' of the building, and the Committee could not therefore impose any restrictions to the application.

DECISION: GRANTED permission subject to the conditions and informatives reported.

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

68. 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 6.44 pm).

(Signed) COUNCILLOR KEITH FERRY
Chairman