

PLANNING COMMITTEE

MINUTES

15 APRIL 2015

Chairman: * Councillor Keith Ferry

Councillors:

* Ghazanfar Ali (1)	* Graham Henson
* June Baxter	* Kairul Kareema Marikar
* Stephen Greek	* Norman Stevenson

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

108. Attendance by Reserve Members

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

Ordinary Member

Councillor Anne Whitehead

Reserve Member

Councillor Ghazanfar Ali

109. 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.

110. Declarations of Interest

RESOLVED: To note that there were none.

111. Minutes

RESOLVED: That the minutes of the meeting held on 11 March 2015 be taken as read and signed as a correct record.

112. Public Questions, Petitions and Deputations

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

113. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

114. Representations on Planning Applications

RESOLVED: To note that none were received.

RESOLVED ITEMS

115. 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.

1/01 - BINGO HALL, STATION ROAD, HARROW

Reference: P/4933/14 (Iceni Projects Limited) Description: Change Of Use From Bingo Hall (Use Class D2) To Combined Community Use (Including Community Cafe Dance Classes Food Bank Life Skills Training Mothers And Toddlers Group) And Place Of Worship (Use Class D1) And Assembly / Leisure Use (Use Class D2)

DECISION: GRANTED planning permission for the development described in the application and submitted plans, subject to condition(s).

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

2/01- PUBLIC CONVENIENCES, GREENHILL WAY, HARROW

Reference: P/4657/14 (Mr Najib Kabir) Description: Redevelopment: Three Storey Building With Retail Use On Ground Floor (Use Class A1) And Six Flats (Use Class C3) On Second And Third Floors; Bin / Cycle Store

DECISION: GRANTED planning permission subject to authority being delegated to the Divisional Director of Regeneration and Planning in consultation with the Director of Legal and Governance Services for the completion of the Section 106 legal agreement and issue of the planning permission and subject to minor amendments to the conditions or the legal agreement, as amended by the addendum.

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

2/02 - BEAUCHAMP COURT, MARSH LANE, STANMORE

Reference: P/3807/14 (Mr H Hay) Description: Demolition Of Existing Two Storey Garage; Redevelopment To Provide Three X Three Storey Townhouses; Associated Landscaping

An officer advised that the previous application for the site had been refused and the appeal against the decision had been dismissed because the size of the garages had been deemed inadequate.

DECISION: GRANTED planning permission for the development described in the application and submitted plans, subject to condition(s), as amended by the addendum.

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

2/03 - AVANTI HOUSE SCHOOL (FORMER PETERBOROUGH AND ST MARGARET HIGH SCHOOL), COMMON ROAD, STANMORE

An officer advised that this item had been deferred from a previous meeting pending further detailed information regarding the school's travel plan.

Reference: P/4466/14 (Avanti House Trust) Description: Modification To Section 52 Planning Obligation Relating To Planning Permission Lbh/0/35339/E Dated 25th June 1990 (Principal Agreement), To Increase The Number Of Pupils Permitted On Site From 240 To 420

DECISION: APPROVED modification to the principal Section 52 Agreement dated 25th June 1990 relating to the limitation of students numbers subject to the completion of a Deed of Variation. Authority to be given to the Divisional Director of Regeneration and Planning in consultation with the Director of Legal and Governance Services for the sealing of the Deed of variation and to agree any minor amendments to the conditions or the legal agreement.

2/04 - GARAGES REAR OF 56 MASEFIELD AVENUE, STANMORE

Reference: P/0185/15 (Mr Stephen Martin) Description: Construction Of Four, Two Storey Terraced Houses; Refuse And Cycle Storage; Associated Landscaping And Parking

Following a question from a Member, an officer advised that there was an area of green open space on the site, any garages on the site had been demolished some time ago and the site had not been used for parking for a number of years. Under condition 20, the council would provide an equivalent area of open space elsewhere in the borough to mitigate against the loss of the open space.

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

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

2/05 - ST MARYS CHURCH, ST LEONARDS AVENUE, HARROW

Reference: P/0301/15 (Net On Behalf Of Arqiva) Description: Installation Of 1.8m High Omni Antenna Fixed To Existing Stair Turret With Associated Development

An officer advised that no comments had been received from the public in relation to this application.

DECISION: GRANTED planning permission subject to conditions, as amended by the addendum.

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

2/06 - 1 HIGH STREET, PINNER

Reference: P/5036/15 (Enodoc Properties) Description:

DECISION: GRANTED permission for the change of use described in the application and submitted plans, as amended by the addendum.

2/07 - 12 HIGH STREET, PINNER

Reference: P/5092/14 (Mr Barrington Chetham) Description: Change Of Use From Retail (Use Class A1) To Estate Agency And Financial Services (Use Class A2) On Ground And First Floors

DECISION: GRANTED permission for the change of use described in the application and submitted plans, as amended by the addendum.

2/08 - 169A UXBRIDGE ROAD, HARROW WEALD

Reference: P/0341/15 (Dr Dilip Patel) Description: Conversion Of Dwellinghouse Into Two Flats; Two Storey Side Extension And Single Storey Rear Extension; External Alterations; Parking

Following questions from Members, an officer advised that:

- a single point of entry to the development had been considered by the developer, however, two entry points were now proposed in order to allow access to the garden and refuse storage area;
- any reasons for refusal of the previous application had been addressed in the current application. There would be adequate amenity space at the site;
- there were no permitted development rights in relation to the application and the applicant would be obliged to complete the proposed development exactly as shown on the plans;
- the style of windows were in keeping with the character of the building.

A Member proposed a motion for refusal on the following grounds:

1. The proposal would give rise to an unduly obtrusive and incongruous form of development that would detract from the character and appearance of the existing property and the surrounding locality and harm the amenity of neighbouring occupiers, contrary to policies 7.4B and 7.6B of The London Plan, CS1B of the Harrow Core Strategy, and DM 1 and DM 26 of the Harrow Local Plan;
2. The proposal would result in a loss of family housing in this location, and an inappropriate housing mix given the established character of the area, contrary to policy DM 24 of the Harrow Local Plan.

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

DECISION: GRANTED planning permission subject to conditions.

The Committee wished it to be recorded that the decision to grant the application was by a majority of votes.

Councillors Ghazanfar Ali, Keith Ferry, Graham Henson, Kairul Kareema Marikar voted for the application.

116. 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 6.55 pm).

(Signed) COUNCILLOR KEITH FERRY
Chairman