

PLANNING COMMITTEE

MINUTES

15 JULY 2015

Chair: * Councillor Keith Ferry

Councillors: * June Baxter * Pritesh Patel
* Stephen Greek * Sachin Shah (3)
* Graham Henson * Anne Whitehead

* Denotes Member present

(3) Denotes category of Reserve Member

136. Attendance by Reserve Members

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

Ordinary Member

Reserve Member

Councillor Nitin Parekh

Councillor Sachin Shah

137. Appointment of Vice Chair

RESOLVED: To note that Councillor Anne Whitehead be appointed Vice-Chair for the 2015/16 Municipal Year.

138. 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.

139. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Agenda Item 11 – Planning Applications Received

Councillor Keith Ferry declared a non pecuniary interest in relation to application 1/01, in that he was a regular attender at football matches at the Hive. He would remain in the room whilst the matter was considered and voted upon.

Councillor Stephen Greek declared a non-pecuniary interest in relation to application 1/01, in that he was on the Board of Harrow Weald Forest School, which had received grants from the John Lyon Trust. He would remain in the room whilst the matter was considered and voted upon.

Councillor Graham Henson declared a non-pecuniary interest in relation to application 2/03, in that he was the Portfolio Holder for Environment, Crime and Community Safety. He would remain in the room whilst the matter was considered and voted upon.

Councillor Sachin Shah stated that he had made a number of comments regarding application 1/01 which could be deemed as predetermination. He would therefore leave the room whilst the matter was considered and voted upon.

Councillor Anne Whitehead declared a non-pecuniary interest in that she was a trustee of the Harrow Law Centre, which had received grants from the John Lyon Trust. She would remain in the room whilst the matter was considered and voted upon.

140. Minutes

RESOLVED: That the minutes of the meeting held on 24 June 2015 be taken as read and signed as a correct record.

141. Public Questions and Petitions

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

142. Deputations

RESOLVED: That, having resolved to suspend procedure rule 16.2, part 4B of the Constitution, the following deputation be received:

1. Over development of South Harrow

The depute stated that a recent meeting of local residents in South Harrow had highlighted a number of serious concerns regarding the over development of South Harrow, and made the following points:

- the local community was diverse and close knit and residents drew on their varied backgrounds to offer a range of entrepreneurial services;
- there was a market offering affordable goods and services and a successful industrial park in Brember Road. The importance of supporting economic activity on Northolt Road was recognized in the core strategy;
- many commercial use premises were being converted into small, compact flats, marketed at a single, or transient rental demographic, which undermined the needs of local residents. Harrow had one of the largest populations of young families in London and developers were catering to the needs of the commuter rather than families. This was having an impact on traffic flow, parking, and infrastructure which was having a cumulative effect on local residents' standard of living and there was an associated rise in anti-social behaviour and crime;
- South Harrow could be revitalised and the over-development stopped. This would require with guidance from the local core strategy and dialogue with stakeholders. She proposed the following measures:
 - a Supplementary Planning Document that would extend the work of the local core strategy;
 - preservation of, and investment in local SMEs. Access to parking and/or business permits, commercial venues and networking and promotional opportunities;
 - retention and promotion of commercial-use buildings;
 - capitalising on the area's close proximity to Harrow-on-the-Hill and investment in the market to make it active and profitable;
 - urgent need for family housing and additional support and investment in local infrastructure to support this and limiting the number of small or single person dwellings in the area;
 - a cohesive, visionary plan for the area.

Members made the following comments:

- a number of the conversions referred to by the depute were done under permitted development rights granted by the government. Permitted development rights from office to residential had reduced the powers of the local Planning Authority to control such conversions;
- the Supplementary Planning Document should be given further consideration and the Council should be looking at the wider impact of the developments in South Harrow in terms of traffic, flooding, infrastructure, etc;

- the Department for Communities & Local Government was expected to announce an extension of permitted development right from office to residential by a further three years. A previous request to exclude areas of Harrow from permitted development had not been agreed by the government;
- some of the developments referred to by the depute had been allowed at the appeal stage. Many of the new developments in South Harrow were not suitable or affordable for families. This had led to the establishment of an increasingly commuter-based, transient population in the area. Police had been targeting anti-social behaviour in the area. Congestion and fear of crime were major issues. It was important to have a cohesive and co-ordinated approach to developing the area;
- most of the recent residential developments were more suitable for siting on busy roads, however, if these were using valuable commercial space then this needed to be looked at. There was no evidence to show that the anti-social behaviour related problems were directly linked to the new developments.

An officer stated that the Site Allocation Development Plan document of July 2013 allocated sites in the borough for specific uses, however, these were not protected from permitted development. Nevertheless, it was important to note that a large number of the commercial sites which had been converted to residential use had been empty for a number of years.

143. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

144. Representations on Planning Applications

RESOLVED: To note that there were none.

RESOLVED ITEMS

145. 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.

Councillor Sachin Shah left the chamber during consideration of item 1/01.

1/01 - PRINCE EDWARDS PLAYING FIELDS, CAMROSE AVENUE, EDGWARE

Reference: P/2191/15 (The Hive (PEPF) Development Ltd)

Description: Variation Of Condition 1 (Drawing Numbers) Attached To Planning Permission P/0665/13 Allowed On Appeal Reference App/M5450/A/14/2215248 Dated 19/12/2014 To Allow For A Larger North Stand And Associated Facilities Than That Approved By The Original Consent For An Enlarged Football Stadium And Clubhouse, Floodlights, Games Pitches, Banqueting Facilities, Health And Fitness Facility, Internal Roads And Parking. Phase 1 Involves Internal And External Alterations To The East Stand Including An Additional Row Of Seats, An Increase In The Height, Depth And Capacity Of The West Stand, Including Camera Position, Reduction In Capacity Of Standing Areas, Increase In The Height Of Floodlights, Additional Turnstiles, Spectator Circulation, Fencing, Food Kiosks And Toilets And Alterations To The Parking Areas. Phase 2 Involves The Replacement Of The North Stand With A Seated Stand, Reduction In The Capacity Of The Standing Area In The South Stand And An Extension To The Rear Of The West Stand To Provide Indoor Spectator Space Extension. The Capacity Of The Stadium Would Not Exceed 5,176.

Following questions from Members, an officer advised that:

- any conditions imposed on planning applications were required to meet the relevant statutory test;
- the north stand would be slightly higher than the railway embankment, however, this would only apply to the top most tier of seating and the distance between the stands and nearest properties was in excess of 80 metres;
- there was both seating and standing capacity at the ground. If attendance at matches increased, then the applicants would be obliged to submit a revised application, an amended transport statement, a safety certificate and any mitigating measures to deal with the increase. Currently the club had no intention of varying the capacity.

The Chair advised that:

- at a recent meeting with CAPRA, it was agreed that a line of trees, which would screen the North stand, would be planted adjacent to the river;
- the average attendance currently was in the region of 1,700 spectators;
- 2,500 letters has been circulated to local residents and businesses regarding the plans, however, only 3 responses had been received.

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

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

Councillors Keith Ferry, Graham Henson, and Anne Whitehead voted for the application. The Chair used his casting vote to vote for the application.

Councillors Stephen Greek, Pritesh Patel and June Baxter abstained from voting.

2/01 - JOHN LYON SCHOOL PLAYING FIELD, SUDBURY HILL, HARROW

Reference: P/1502/15 (The John Lyon School)

Description: Construction Of Multi-Use Games Area (Muga); Installation Of 8 x 15m And 13 x 5m Floodlight Masts; Construction Of Two Team Shelters; New Vehicular Access; Car Parking; Footpaths Boundary Fencing And Retaining Walls

Following questions from Members, an officer advised that:

- the new entrance to the site would be clearly signposted and the existing entrance would be for use by the caretaker. There was a bus shelter adjacent to the existing entrance and widening this entrance would require re-location of the bus shelter;
- there were no tree preservation orders in place at the site though some of the trees, by virtue of their location within the conservation area, benefitted from similar protection. There would be additional planting of trees to mitigate against the loss of existing trees at the site;
- officers would look into the possibility of planting trees and shrubs along the boundary fence to Buchanan Court and would discuss this with the applicant;
- the Highways authority had carried out a comprehensive assessment of the site and had no objections to the plan;
- there was an existing gate to the Caretakers building;
- the installation of kickboards around the playing fields would ensure that sound vibrations from balls would be dampened;
- coaches would park in the central area and the overspill car park would be controlled by a condition of development;
- the comments from Sport England regarding a community use agreement had been incorporated into the application. Officers would feedback Members' views that the school should be proactive in encouraging local sporting clubs and groups to use the site.

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

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

2/02 - CIVIC CENTRE, STATION ROAD, HARROW

Reference: P/2234/15 (Harrow Council)

Description: Change Of Use Of Office Buildings Civic 3-6 (Use Class B1) To School (Use Class D1)

DECISION: GRANTED, planning 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.

2/03 - CENTENARY PARK, CULVER GROVE, STANMORE

Reference: P/2700/15 (London Borough Of Harrow)

Description: Demolition Of Existing Maintenance Buildings And Construction Of Single Storey Building For Use As Children's Day Nursery (Use Class D1).

DECISION: Authority be delegated to the Divisional Director of Regeneration and Planning to grant the application, subject to conditions, as amended by the addendum, once the statutory consultation period has ended, unless in the opinion of the Divisional Director of Regeneration and Planning, consultation responses are received between the Committee meeting and the end of the consultation expiry period that require reporting to the Committee.

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

146. Member Site Visits

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

147. Any Other Urgent Business

None

(Note: The meeting, having commenced at 6.30 pm, closed at 7.45 pm).

(Signed) COUNCILLOR KEITH FERRY
Chair