

PLANNING COMMITTEE

MINUTES

17 FEBRUARY 2016

Chair:	* Councillor Keith Ferry	
Councillors:	* Ghazanfar Ali (1)	* Graham Henson
	* June Baxter	* Barry Kendler
	* Stephen Greek	* Pritesh Patel
In attendance: (Councillors)	Marilyn Ashton	Minute 214
	Simon Brown	Minute 214
	Susan Hall	Minute 214
	John Hinkley	Minute 214
	Ameet Jogia	Minute 214
	Manjibhai Kara	Minute 214
	Jean Lammiman	Minute 214
	Ajay Maru	Minute 214
	Nitin Parekh	Minute 214

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

204. Attendance by Reserve Members

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

Ordinary Member

Councillor Nitin Parekh
Councillor Anne Whitehead

Reserve Member

Councillor Barry Kendler
Councillor Ghazanfar Ali

205. Right of Members to Speak

RESOLVED: That, in accordance with Committee Procedure Rule 4.1, the following Councillors, who were not Members of the Committee, be allowed to speak on the agenda item indicated:

<u>Councillor</u>	<u>Planning Application</u>
Marilyn Ashton	1/03, 3/01, 3/02
Simon Brown	1/03
Susan Hall	1/03, 2/06
John Hinkley	2/06
Ameet Jogia	1/03
Manji Kara	1/03
Jean Lammiman	2/06
Ajay Maru	1/03
Nitin Parekh	1/03

206. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Agenda Item 10: Planning Applications Received - 2/01

Councillor Ghazanfar Ali declared a non-pecuniary interest in that he lived in the vicinity of the application site. He would remain in the room whilst the matter was considered and voted upon.

Agenda Item 10: Planning Applications Received - 1/03, 3/01, 3/02

Councillor Marilyn Ashton declared a non-pecuniary interest in that the application site for item 1/03 abutted the boundary of the road where she lived and the application sites for items 3/01 and 3/02 abutted the boundary of her garden. She would remain in the room whilst the matters were considered and voted upon.

Agenda Item 10: Planning Applications Received – 1/03

Councillor Keith Ferry declared a non-pecuniary interest in that he was the Chair of the Bentley Priory Mansion House Operational Investment Fund. He would remain in the room whilst the matter was considered and voted upon.

Agenda Item 10: Planning Applications Received - 2/04, 2/06

Councillor John Hinkley declared a non-pecuniary interest in that he lived near the application site for item 2/04 and that a potential provider of traffic enforcement cameras to the Council for item 2/06, was a personal friend.

He would remain in the room whilst the matter was considered and voted upon.

Agenda Item 10: Planning Applications Received - 1/03

Councillor Barry Kendler declared a non-pecuniary interest in that he lived close to the application site. He would remain in the room whilst the matter was considered and voted upon.

Agenda Item 10: Planning Applications Received - 2/04, 2/06

Councillor Jean Lammiman declared a non-pecuniary interest in that she lived near the application site for item 2/04 and that a potential provider of traffic enforcement cameras to the Council for item 2/06, was a personal friend. She would remain in the room whilst the matter was considered and voted upon.

Agenda Item 10: Planning Applications Received – 1/03

Councillor Nitin Parekh declared a non-pecuniary interest in that his child attended Avanti House School. He would remain in the room whilst the matter was considered and voted upon.

207. Minutes

RESOLVED: That the minutes of the meeting held on 13 January 2017 be taken as read and signed as a correct record.

208. Public Questions

RESOLVED: To note that one public question had been received and responded to and in line with the statement made by the Chairman, the recording had been placed on the website.

209. Petitions & Deputations

RESOLVED: To note that none were received.

210. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

211. Suspension of Procedure Rule

RESOLVED: That the following procedure rules be suspended to allow the admittance of a late public question (Rule 17.3.2) and to allow 3 objectors to address the Committee in respect of item 1/03 (Rule 29.4).

212. 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 items 1/03 and 2/06 on the list of planning applications.

RESOLVED ITEMS

213. 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 - BRADSTOWE HOUSE, HEADSTONE ROAD, HARROW

REFERENCE: P/2283/15

DESCRIPTION: Change Of Use Of Part Of Ground Floor From Flexible A1/A2/A3 Use To Health And Fitness/Gymnasium (Class D2)

Following a question from a Member, an officer advised that access to the gym would be via the main reception.

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

REASON: The proposed change of use seeks to change the ground floor of the development from a flexible A1/A2/A3 use to a D2 use class, which would specifically be used as a 24 hour gym. The proposed change of use would continue to provide employment floorspace, whilst also providing a use that would ensure the vibrancy and vitality of the town centre would be maintained. Furthermore, the proposed change of use would continue to provide an active frontage to the streetscene, which ensures that the character of the town centre streetscape would also be maintained. Mitigation measures in place would ensure that there would not be unacceptable harm to the nearby residential occupiers, and the development would not lead to harm to the safety and free flow of the public highways.

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

1/02 - QUALITY HOTEL HARROW, 12 -22 PINNER ROAD, HARROW

REFERENCE: P/4150/15

DESCRIPTION: Redevelopment To Provide Two Buildings Ranging Between 3, 4 And 5 Storeys In Height To Create 64 Flats With Access And Disabled Parking; Amenity Space And Landscaping; Bin And Cycle Storage; New

Private Access To Harrow Recreation Ground For Residents; Boundary Treatment; Highway Works To Create Service Lay By

Following questions from Members, an officer advised that:

- the design of the proposed re-development had been agreed, however, details regarding the finishing and materials to be used were outstanding. The proposed redevelopment was considered to be contemporary in design and would blend in with the varied typology of the area;
- the exact number of flats in each building would be clarified after the meeting;
- there was a single entry and exit point to the site. The bin storage area would be in a lay by, and though there was no turning circle there, refuse collection vehicles would be able to access it.

DECISION: GRANTED

RECOMMENDATION A

GRANTED permission subject to authority being delegated to the Divisional Director of 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 and as amended by the addendum.

RECOMMENDATION B

That if the Section 106 Agreement is not completed 18th May 2016 or as such extended period as may be agreed by the Divisional Director of Regeneration, Enterprise and Planning in consultation with the Chair of the Planning Committee, then it is recommended to delegate the decision to **REFUSE** planning permission to the Divisional Director of Regeneration, Enterprise and Planning

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

1/03 - WHITCHURCH PLAYING FIELDS, WEMBOROUGH ROAD, STANMORE

REFERENCE: P/4910/15

DESCRIPTION: The Erection Of A Three Storey Building For Use As A School With Detached Sports Hall/Community Changing Block, Hard And Soft Landscaping, Sports Pitches And Multi-Use Games Areas (MUGA), Hard And Soft Play Areas, Parking, Bin Storage And Boundary Treatment

Following questions and comments from Members, officers advised that:

- a holding objection from Sport England had been withdrawn;
- a member of the committee highlighted that drainage issues at the highway of the junction would require further investigations to be carried out by officers - an officer responded that he would investigate this issue and respond directly to the Member;
- a detailed transport assessment of the roads surrounding the application site, including the junction to the East of Wemborough Road had shown that any anticipated increase in traffic, parking and pedestrian movement in the area would exceed the available capacity at the Wemborough Rd / Marsh Rd junction. Any additional capacity given over to pedestrian movement via pedestrian phases at the junction would further impact on vehicular capacity at the junction, and this would require improvements (which are proposed) to the junction to mitigate against this increase;
- the proposals for the junction include the following measures: localised widening of the junction on the Western side; a new pedestrian refuge; 3 additional lanes on the approach from Honeypot Lane; new tactile paving for disabled pedestrians; and the possibility of advanced cycle stop lines;
- no discussions had yet taken place between Avanti House school and Whitchurch school regarding the coordination of marshalls at school start and finish times and this would be discussed soon;
- there would be a single entry and exit point for the school;
- Avanti House School had developed an ambitious School Travel Plan (STP) and has a good record in implementing STPs at other sites in the borough where they had been awarded a gold STARS accreditation.

Members thanked officers for a comprehensive report, which had taken on board the views of the Council, the Education Funding Agency, the school and local residents and made the following additional comments:

- Whitchurch Playing Fields was an under-used and not well maintained open space. Loss of a small area of the fields would be offset by the Community Use Agreement, which would ensure that the space was enhanced. The recent increase and the projected increase in the demand for school places in the borough and the Council's statutory duty to provide this had to be balanced against the needs and concerns of the community in regards to the application. However, the ambitious School Travel Plan, the financial contributions agreed by the applicant would secure improvements to surrounding roads. Any remaining concerns with regard to the application would be dealt with through further mitigations secured through the S106 agreement.

The Committee received representations from 3 objectors, Mr Payne, Mr Gilbert and Mr Harris, from a representative of the applicant, Mr Nitesh Gor and from Councillors Marilyn Ashton, Simon Brown, Susan Hall, Manji Kara, Ameet Jogia and Ajay Maru.

The Committee resolved that the 30 June 2016 date on Recommendation A & the 31 December date on Recommendation B be amended to 31 July 2016; and that the draft S106 be referred back to the Planning Committee before completion.

DECISION: GRANTED, subject to the clauses in recommendation A below:

RECOMMENDATION A

planning permission subject to amendments in the addendum and:

- (i) referral to the National Planning Casework Unit should Sport England's holding objection not be withdrawn (it was noted that Sport England's objection had already been withdrawn);
- (ii) referral to the Greater London Authority (GLA);
- (iii) conditions; and
- (iv) the completion of a section 106 Planning Obligation; and
- (v) by 31 July 2016, otherwise the application to be referred back to the Planning Committee.

RECOMMENDATION B

That if, by 31st July 2016, or such extended period as may be authorised, the section 106 Planning Obligation is not completed, then delegate the decision to the Divisional Director of Planning to REFUSE planning permission for the appropriate reason.

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

2/01 - DOCTORS SURGERY, 1 LANKERS DRIVE, HARROW

REFERENCE: P/4781/15

DESCRIPTION: Change Of Use From Doctors Surgery To Day Nursery (Use Class D1); Front Entrance Canopy Steps To Rear Access Parking And Bin / Cycle Storage

A Member proposed refusal on the following grounds:

1. The proposal, by reason of the unacceptable level of parking available and traffic generated by the development, would adversely affect highway safety and convenience and the amenity of neighbouring occupiers, contrary to policies DM1, DM43 and DM46 of the Development Management Policies Local Plan 2013.

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

DECISION: REFUSED.

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

2/02 - WELLDON PARK INFANT AND JUNIOR SCHOOL, KINGSLEY ROAD, SOUTH HARROW

REFERENCE: P/5734/15

DESCRIPTION: Single Storey Side Extension With Canopies; Formation Of New Hard Play Areas Internal Fencing And Landscaping To Increase School From A Two Form Entry To A Three Form Entry School

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

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

2/03 - NO.2 OAK LODGE, 15 THE AVENUE, HATCH END

REFERENCE: P/4563/15

DESCRIPTION: Single Storey Extension To Existing Detached Garage For Use Ancillary To Main Dwelling

Following a question from a Member, an officer advised that the Council would rely on local residents to inform it of any breach of regulations. Any breaches would be investigated and, if necessary, enforcement action would be taken.

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

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

2/04 - 5 CREST VIEW, PINNER

REFERENCE: P/4913/15

DESCRIPTION: Redevelopment To Provide A Two-Storey Dwelling With Parking And Landscaping

Following questions from Members, an officer advised that it would be possible to add a further condition regarding the boundary treatment to ensure that there was adequate screening between the development and neighbouring properties.

DECISION: GRANT 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 by a majority of votes.

Councillors Ghazanfar Ali, Keith Ferry, Graham Henson and Barry Kendler voted for the application.

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

2/05 - 5 PARR ROAD, STANMORE

REFERENCE: P/2985/15

DESCRIPTION: First Floor Side Extension (To Provide Additional Office Floor space)

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

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

2/06 - GRIMSDYKE SCHOOL, SYLVIA AVENUE, PINNER

REFERENCE: P/5736/15

DESCRIPTION: Two Storey Rear Extension With Provision Of New Hard Play Areas Canopy Over Seating Area Internal Fencing Landscaping And Additional Parking To Increase The Two Form Entry School To A Three Form Entry School (Demolition Of Existing Temporary Buildings)

Following questions from Members, an officer advised that:

- a number of stakeholder meetings with local residents' associations had considered issues such as a walking bus, the STP and the school's drop-off and pick-up points;
- due to the physical nature of Sylvia Avenue, the extent of physical interventions possible there were extremely limited. This had been confirmed by the transport assessment. Therefore, the plans focussed on the STP and other measures to mitigate against the potential increase in traffic, parking and pedestrians in the vicinity of the school. The school's drop-off and pick-up points would require further consideration by officers;

- with regard to traffic and parking enforcement in the vicinity of the school, the Council had two CCTV vehicles dedicated to patrolling school expansion programme areas. The fact that 847 Penalty Charge notices had been issued in 2015, was an indication of the widespread nature of parking issues and parking infractions in the borough. Officers were working closely with Safer Neighbourhood Teams on dedicated initiatives to deal with enforcement issues in the vicinity of schools throughout the borough. Additionally, the waiting restriction signs and yellow lines in the vicinity of the Grimsdyke School had been refreshed and the recent implementation of a local safety scheme on Uxbridge Road had helped to reduce congestion and speeding in the area.

A Member proposed refusal on the following grounds:

1. The proposal would have an unacceptable impact on traffic, parking and highway safety to the detriment of local residential amenity, Contrary to policies DM1, DM43 and DM 46 of the Local Plan and CS1 of the Core Strategy.

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

The Committee received representations from an objector, Mrs Swinson from, and Councillors Susan Hall, John Hinkley and Jean Lammiman. It was noted that the applicant's representative was not present.

The Committee requested that a Reference be forwarded to the Traffic and Road Safety Advisory Panel requesting that a review be carried out on school travel plans because of their importance in mitigating the impact of traffic and parking issues outside schools.

DECISION: GRANT planning permission for the development described in the application and submitted plans subject to conditions, and 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.

Councillors Ghazanfar Ali, Keith Ferry, Graham Henson and Barry Kendler voted for the application.

Councillors June Baxter, Stephen Greek and Pritesh Patel voted against the application.

2/07 - LONGFIELD PRIMARY SCHOOL, DUKES AVENUE, NORTH HARROW

REFERENCE: P/5821/15

DESCRIPTION: Single And Two Storey Extension; Replacement Pedestrian Access Gates And Installation Of Access Gates For Kitchen Deliveries;

Internal Fencing To Increase School From A Two Form Entry To A Three Form Entry School

DECISION: GRANTED planning permission for the development described in the application and submitted plans subject to conditions:

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

2/08 - WOODFIELD HOUSE, 506 - 508 HONEYPOT LANE, STANMORE

REFERENCE: P/5080/15

DESCRIPTION: Two Storey Side Extension At First And Second Floor Level; Creation Of Third Floor Level To Provide Eight Flats With Parking And Bin / Cycle Storage

Following questions from Members, an officer advised that conditions relating to the siting of the bin and cycle stores would be made more explicit, however, officers were awaiting further information from the applicant before the conditions could be discharged.

The Committee requested that its concerns regarding the Housing and Planning Bill be raised with London Councils and the Secretary of State.

The Committee received representations from an objector, Mr Lane and from a representative of the applicant, Mr Jenkins.

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

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

3/01 & 3/02 - 20 BENTLEY PRIORY, MANSION HOUSE DRIVE, STANMORE

REFERENCE: P/5563/15 AND P/5561/15

DESCRIPTION: Two Roof lights Proposed To The Southern Roofslope of Building 267

DECISION: DEFERRED, Subject to a site visit.

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

214. Information Report: Enforcement Statistics Beverley Kuchar - Head of Development Management and Building Control

The Committee received a report which set out an overview of enforcement statistics for the period January-December 2015.

RESOLVED: That the report be noted.

215. Member Site Visits

RESOLVED: That a site visit be undertaken to 20 Bentley Priory, Mansion House Drive, Stanmore.

216. Termination of Meeting

In accordance with the provisions of Committee Procedure Rule 14.2 (Part 4B) of the Constitution:

RESOLVED: At 9.59 pm to continue until 10.22 pm.

(Note: The meeting, having commenced at 6.32 pm, closed at 10.22 pm).

(Signed) COUNCILLOR KEITH FERRY
Chair