

PLANNING COMMITTEE

MINUTES

20 JULY 2016

Chair: * Councillor Keith Ferry

Councillors: * June Baxter * Pritesh Patel
* Stephen Greek * Mrs Christine Robson
* Nitin Parekh (3) * Anne Whitehead

In attendance: Norman Stevenson Minute 263, item 2/05
(Councillors)

* Denotes Member present
(3) Denotes category of Reserve Members

256. Attendance by Reserve Members

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

Ordinary Member

Reserve Member

Councillor Barry Kendler

Councillor Nitin Parekh

257. 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:

Councillor

Planning Application

Norman Stevenson

2/05 – West House Gallery Café

258. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Agenda Item 10 – Planning Applications Received (items 1/01 & 1/02)

Councillor Anne Whitehead declared a non-pecuniary interest in that her daughter was employed at the Royal National Orthopaedic Hospital. She would remain in the room whilst the matters were considered and voted upon.

Agenda Item 10 – Planning Applications Received (item 2/05)

Councillor Norman Stevenson declared a non-pecuniary interest in that he was a friend of West House and Heath Robinson Museum Trust. He would remain in the room whilst the matter was considered and voted upon.

Agenda Item 10 – Planning Applications Received (item 2/05)

Councillor Keith Ferry declared a non-pecuniary interest in that he was a trustee of the West House and Heath Robinson Museum Trust. He would remain in the room whilst the matter was considered and voted upon.

259. Minutes

RESOLVED: That the minutes of the meeting held on 29 June 2016 be taken as read and signed as a correct record.

260. Public Questions, Petitions and Deputations

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

261. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

262. 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 Nos 2/03 & 2/05 on the list of planning applications.

RESOLVED ITEMS

263. 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 & 1/02 - ROYAL NATIONAL ORTHOPAEDIC HOSPITAL, NHS TRUST, BROCKLEY HILL, STANMORE

REFERENCE: P/2148/16 & P/2152/16

DESCRIPTION:

P/2152/16

Reserved matters application (condition 4) for all matters (scale appearance layout access landscaping) pursuant to hybrid planning permission reference p/3191/12 (for the phased comprehensive, redevelopment of the royal national orthopaedic hospital) for the development of phase 2A. Construction of a 5 storey building of 8,480 sq (GIFA) of hospital floorspace (C2 use class), including inpatients accommodation, rehabilitation space, consultancy space, patient care facilities and other ancillary clinical and service related development. development to also include associated landscaping and fences, access, bin stores, facilities management yard, pedestrian links and ancillary works.

P/2148/16

Details pursuant to conditions 7 (design guide, energy statement and breeam), 8 (visual assessment), 9 (ecology and bio-diversity statement), 13 (surface water drainage scheme), 14 (detailed accessibility statement), 15 (lighting strategy), 17 (arboricultural report), 18 (parking and access statement), 19 (levels plan) and 31 (bat and bird survey) attached to planning permission p/3191/12 dated 5/8/13 (for hybrid planning application for the comprehensive, phased, redevelopment of the royal national orthopaedic hospital) for the development of phase 2a to discharge condition 4.

Following questions from Members, officers advised that:

- the application had been referred to Thames Water, the Environment Agency and the Local Drainage Authority. The latter had requested additional information from the applicant. All drainage issues were covered by condition 13 and officers recommended that if planning permission were granted then condition 13 be carried forward on the decision notice;
- condition 4 required a revised location for the staff and visitor cycle stands which were currently proposed to be sited by the main entrance.

DECISION: **APPROVAL** of reserved matters and conditions 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 unanimous.

2/01 (1/03) – HARROW COLLEGE, BROOKSHILL, HARROW WEALD

REFERENCE: P/2080/16

DESCRIPTION: Demolition of existing Gaskell and Davis buildings and construction of new two storey building for use as health and social care educational facility (class D1); associated landscaping; relocation of polytunnel and security hut; new entrance gates and boundary treatment; alterations to vehicle crossover; installation of new street lights; photovoltaic panels on roof

It was noted that as this was a major application, and therefore the item number had been amended from 2/01 to 1/03.

Following questions from Members, officers advised that:

- the applicant had submitted a masterplan for the site, the time limit for which was 24 August 2016;
- with regard to any potential traffic congestion and traffic accidents on Brookshill, the travel plan submitted by the applicant would lead to a reduction in car use and car journeys to the site, which would reduce the likelihood of accidents;
- Brookshill was an extremely busy road and given its width, it would be difficult for vehicles to park along it. Currently there were no parking controls in operation there.

DECISION: GRANTED, planning permission subject to conditions, and the receipt of a signed Unilateral Undertaking by the Owner of the site, and as amended by the addendum.

Authority to be delegated to the Divisional Director of Regeneration Enterprise and Planning in consultation with the Director of Legal and Governance Services to determine the application following the receipt of the Unilateral Undertaking and to agree any minor amendments to the conditions.

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

2/02 – PUBLIC CONVENIENCES, GREENHILL WAY, HARROW

REFERENCE: P/1484/16

DESCRIPTION: Redevelopment: four storey building with retail use on ground floor (use class A1) and eight flats (use class C3) on first, second and third floors; bin / cycle store

Following questions from Members, officers advised that there was no car parking provision included in the proposal and that the car and motorcycle parking spaces next to the site did not form part of the application site.

DECISION:

RECOMMENDATION A

GRANTED, 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, and as amended by the addendum.

RECOMMENDATION B

That if the Section 106 Agreement is not completed by 20th September 2016 then it is recommended to delegate the decision to **REFUSE** planning permission to the Divisional Director of Planning.

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

2/03 – DARIEN, OLD HALL DRIVE, PINNER

REFERENCE: P/2356/16

DESCRIPTION: Redevelopment to provide a two storey dwelling with parking landscaping and bin storage

Following a brief overview of the application by an officer, a Member stated that the site visit had been useful in gaining a better understanding of the site and its neighbouring properties. Properties on Old Hall Drive in Pinner had a distinctive style and character, and although each was unique, the prevailing character of the properties was traditional. In his view, the proposed design of the dwelling house would be a departure from that style, would lead to the loss of the unique character of the road. Granting planning permission in this instance may set a precedent. He therefore proposed refusal on the following grounds:

‘This proposed development will have an unacceptable impact on the character of the street, contrary to policies DM1 of the Local Plan, CS1 of the Core Strategy and 7.4 and 7.6 of the London Plan.’

The Chair stated that he was encouraged by the fact that the proposed design was set back from the road, however, in his view, the design was futuristic and did not therefore harmonise with the design of existing properties on the road.

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

The Committee received representations from a resident, Mr Roycroft-Davis and the applicant, Mr Patel.

DECISION: REFUSED

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

Councillors June Baxter, Stephen Greek, Nitin Parekh, Pritesh Patel and Keith Ferry voted against the application.

2/04 - WEST HOUSE GALLERY CAFE, WEST HOUSE, WEST END LANE, PINNER

REFERENCE: P/1792/16

DECISION: DEFERRED consideration of this application from this planning committee owing to a change of the development description in regards to the enclosure boundary treatment.

2/05 – WEST HOUSE GALLERY CAFE, WEST HOUSE, WEST END LANE, PINNER

REFERENCE: P/1796/16

DESCRIPTION: Extension of paved terrace and construction of low rise wall

Following questions from Members, officers advised that:

- if the cafe did not adhere to the condition relating to the removal of tables and chairs from the patio area by 9.00 pm then it would be in breach of the conditions and the Council would rely on users of the café and the park to report this and would take enforcement action;
- maintenance of the site was a leasehold matter and not a planning matter;
- the diagram provided by the objector showing that the terrace cut across a public right of way could only be verified outside the meeting. Issues relating to Public Rights of Way were not planning issues and would need to be dealt with separately as there was a formal legal process for this;
- if the path on the diagram did prove to be a Public Right of Way, then the applicant had an obligation to keep it clear.

The Chair stated that the Committee's remit was to consider permission for the patio and tables and chairs and issues of Public Rights of Way did not fall within the Committee's remit.

A Member stated that considering the second application for the site had been withdrawn, and number of questions had been raised during discussions, it would be valuable to defer the item pending a site visit.

DECISION: DEFERRED, subject to a site visit.

264. Member Site Visits

RESOLVED: To undertake a site visit to West House Gallery Cafe, West House, West End Lane, Pinner.

(Note: The meeting, having commenced at 6.30 pm, closed at 8.10 pm).

(Signed) COUNCILLOR KEITH FERRY
Chair