

PLANNING COMMITTEE

MINUTES

14 DECEMBER 2016

Chair: * Councillor Keith Ferry

Councillors: * June Baxter * Graham Henson (2)
* Simon Brown (4) * Pritesh Patel
* Stephen Greek * Anne Whitehead

In attendance: Mrs Christine Robson Minute 338, 339
(Councillors)

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

330. Attendance by Reserve Members

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

Ordinary Member

Councillor Mrs Christine Robson
Councillor Barry Kendler

Reserve Member

Councillor Graham Henson
Councillor Simon Brown

331. 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

Mrs Christine Robson

2/03, 2/04, 2/05

332. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Agenda Item 10 – Planning Application Received (items 2/03 & 2/04)

Councillor June Baxter declared a pecuniary interest in that she lived in a property which was adjacent to Pinner High School. She would leave the room whilst the matters were considered and voted upon.

Agenda Item 10 – Planning Application Received (items 2/03 & 2/04)

Councillor Graham Henson declared a non-pecuniary interest in that he had attended the Sixth Form College at Pinner High School. He would remain in the room whilst the matters were considered and voted upon.

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

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

333. Minutes

RESOLVED: That the minutes of the meeting held on 16 November 2016 be taken as read and signed as a correct record, subject to the following amendment:

The following paragraph to be inserted after paragraph 10 on page 268 of the minutes: 'The Chair advised that the Committee was not obliged to provide reasons for deferring an application.'

334. Public Questions, Petitions & Deputations

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

335. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

RESOLVED ITEMS

336. 2-01: Unit 3 Chantry Place - P/4611/16

PROPOSAL:

The proposal is for an extension to the existing building to provide additional floorspace (Class B8). External alterations are proposed to the façade of the existing building. A new parking area with associated gates and railings is also proposed. Landscaping works are proposed to the northern boundary of the site.

Following questions from Members, an officer advised that, three trees at the site, which were on council-owned land, were the subject of a Tree Preservation Order (TPO). There were no historical documents to show why these trees had been designated TPO. A Member advised that the Council implemented a tree management strategy in 2014 which encompassed all trees on council-owned land.

DECISION:

RECOMMENDATION A

- 1) **AGREED**, the reasons for approval as set out in the officer report, as amended by the Addendum; &
- 2) **GRANTED**, planning permission subject to authority being delegated to the Divisional Director of Regeneration, Enterprise and Planning in consultation with the Director of Legal and Governance Services for the completion of the Unilateral Undertaking and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of this report) or the Unilateral Undertaking. The Unilateral Undertaking Heads of Terms would cover the following matters:
 - i) *The Applicant covenants with the Council to implement the tree protection measures in accordance with the Arboricultural Impact Assessment.*

RECOMMENDATION B

That if, by 20th February 2017, or such extended period as may be authorised, the Unilateral Undertaking 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.

337. 2-02: Equitable House, Lyon Road - P/1960/16

PROPOSAL:

Variation of Conditions 3 (Hard and Soft Landscaping) and 24 (Approved plans) Attached To Planning Permission P/1802/15 Dated 17/12/15, Which Varied Conditions (25, 2, 3, 4, 6, 9, 11, 12, 13, 14, 15, 21 and 22) attached to planning permission P/3118/11 dated 31/10/12 to provide an additional 23 apartments (bringing total to 310 units) and minor changes to reconfigure the approved layout, detailed design and landscaping scheme.

Following questions from Members, an officer advised that:

- the £212,000.00 contribution towards Affordable Housing was in addition to the amount previously agreed when the application was initially granted;
- under the conditions of the existing planning permission and associated S.106, there would be a review of the scheme at 90% occupation. This review mechanism would continue with the development and would allow the capture of any additional value in the future. The new S.106 supplemented the earlier S.106 obligation.

DECISION: GRANTED, planning permission subject to conditions and the modification of the section 106 agreement dated 31 October 2012 relating to the planning permission granted under reference P/3118/11 dated 31/10/2012, as amended by P/2879/14 on the 17/12/2014 and P/1802/15 dated 18/12/2015, and as amended by the Addendum. Authority to be given to the Director of Regeneration Enterprise and Planning in consultation with the Director of Legal and Governance Services for the sealing of the Section 106 agreement and other enabling legislation and to agree any minor amendments to the conditions or the legal agreement.

- i) To amend the S.106 to capture the administrative changes;
- ii) To make a £212,000.00 contribution towards Affordable Housing;
- iii) Parking Permit Restriction.

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

Councillors Simon Brown, Keith Ferry, Graham Henson and Anne Whitehead voted for the application.

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

338. 2-03 & 2-04: Pinner High School - P/5341/16 & P/4528/16

PROPOSAL:

P/4528/16

Temporary Installation Of Two Storey Modular Buildings For Use As 10 Classrooms Ancillary Offices And Toilet Facilities For The Academic Year 2017/2018 and;

P/5341/16

Deed Of Variation To S.106 Agreement Relating To Planning Permission WEST/666/97/FUL To Allow The Increase Of Pupils On The Site From 700 To A Maximum Of 1250 For A Period Of One Year From September 2017 To September 2018

Councillor June Baxter left the room during consideration of these items.

The Committee received representations from Councillor Mrs Christine Robson.

DECISION: GRANTED, planning permission subject to the Conditions listed in Appendix 1 of the officer report, and as amended by the Addendum;

Recommendation A

To draft a planning agreement or deed of variation of the previous agreement including the following clause:

The Owner [and all parties involved in the management of the school] shall meet with the Council at the beginning of every School Term (definition to be provided) to review the progress on the implementation of the School Travel Plan and agree actions and activities to improve the results in accordance with the Draft Action Planning included within the deed of variation.

Recommendation B

That if the Section 106 Agreement is not completed by 20th January 2017, 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 Director of Planning & Regeneration.

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

339. 2-05: Stag Lane School - P/4551/16

PROPOSAL:

Two Storey Side Extension; Two Storey Rear Extension to Increase the Three Form Entry School to a Four Form Entry School; Provision of Hard Play Area; Landscaping; Additional Parking; Cycle and Bin Storage; External Alterations (Demolition of Temporary Classrooms)

It was noted that paragraph 2. of the revised Recommendation on page 10 of the Addendum contained a typographical error and should instead read:

2. Agree to delegate authority to the Divisional Director of Regeneration, Enterprise and Planning to finalise the landscaping plans with Sport England to overcome their objection to the proposals, and to allow the determination of the application once the objection has been withdrawn. Should the objection be maintained, that the application is brought back to Committee for determination.

The Committee received representations Councillor Mrs Christine Robson.

DECISION: GRANTED, planning permission subject to the Conditions listed in Appendix 1 of the officer report, and as amended by the Addendum.

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

340. 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 7.04 pm).

(Signed) COUNCILLOR KEITH FERRY
Chair