

PLANNING COMMITTEE

MINUTES

15 FEBRUARY 2017

Chair: Councillor Keith Ferry

Councillors: Ghazanfar Ali (1) Stephen Greek
June Baxter * Nitin Parekh (3)
* Simon Brown (4) Pritesh Patel

* Denotes Member present
(1), (3) and (4) Denote category of Reserve Members

358. Attendance by Reserve Members

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

Ordinary Member

Councillor Barry Kendler
Councillor Mrs Christine Robson
Councillor Anne Whitehead

Reserve Member

Councillor Nitin Parekh
Councillor Simon Brown
Councillor Ghazanfar Ali

359. 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.

360. Declarations of Interest

RESOLVED: To note that there were no declarations of interests made by Members.

361. Minutes

RESOLVED: That the minutes of the meeting held on 18 January 2017 be taken as read and signed as a correct record.

362. Public Questions, Petitions & Deputations

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

363. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

RESOLVED ITEMS

364. 1-01: 12-14 Station Road - P/4418/16

PROPOSAL:

Creation of Additional two floors to provide 5 flats on third and fourth floors (Class C3) (9 flats in total); Ground Floor Rear Extension and continued use of ground and first floors as educational (use class D1); Change of use of Second Floor from use class D1 to four flats; External alterations including balconies on 2nd floor level; Bin and Cycle Storage; Landscaping and Parking.

DECISION: GRANTED

RECOMMENDATION A

Grant 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 Section 106 legal agreement and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of the officer report) or the legal agreement, and as amended by the Addendum.

The Section 106 Agreement Heads of Terms would cover the following matters:

- i) The payment of £500 to alter the CPZ boundary to specifically exclude the proposed 9 flatted development and future occupiers of the development, subject of this application from any CPZ;
- ii) Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement.

RECOMMENDATION B

That if the Section 106 Agreement is not completed by 16th June 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 Divisional Director of Regeneration, Enterprise and Planning.

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

365. 2-01: 221-227 High Road - P/5323/16

PROPOSAL:

A 'Change of use of the ground floor from a restaurant (Class A3) to an education centre (Class D1) and external alterations'.

Following questions and comments from Members, an officer advised that:

- officers had considered imposing an additional condition to prevent visitors to the application site parking in the private access road to the rear. However, as the access road fell outside the red line boundary, it would not be possible to enforce or monitor parking there. Furthermore, the Highways Authority had no jurisdiction on private roads. The 16-18 age profile of the students who would be enrolled at the centre meant they were likely to travel to the site by public transport and consequently there would be few pick ups and drop offs, and in any case the applicant would not be in a position to control drop offs and pick ups. The revised travel plan submitted by the applicant was deemed to be acceptable. The restaurant which was currently on site had over 100 covers, and it was likely that there would be fewer cars visiting the site under the new use of the premises. The owners of Durrant Court had the option of either installing a sign in the private access road to prevent parking there or could request the Council to implement Double Yellow Lines there in due course;
- the forecourt area of the application site was also part of the restaurant. The applicant had the option of requesting a vehicle crossover, however, this would require planning permission;
- there would never be more than 24 students on site at any one time;
- the refuse storage would be located at the rear of the site;
- building work on the site would be minimal. The HMO upstairs was not currently occupied;
- the application site could be accessed both from the front and the rear.

DECISION: GRANTED, planning permission, subject to conditions listed in Appendix 1 of the officer report.

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

Councillors Ghazanfar Ali, Simon Brown, Keith Ferry & Nitin Parekh voted for the application.

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

366. 2-02: 74 Whittington Way - P/5189/16

PROPOSAL:

Redevelopment to provide a three storey building accommodating Nine Flats; Amenity Space; Parking; Cycle and Bin Stores.

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.

367. 3-01:46 Chartley Avenue - P/3084/16

PROPOSAL:

Authorise powers to officers to commence the appropriate legal and other necessary proceedings to secure a revocation order under Section 97, 98 and 99 of the Town and Country Planning Act 1990 to revoke planning permission P/3084/16, which granted planning permission in error for a first floor side and rear extension; single and two storey rear extension; external alterations and removal of existing first floor terrace.

DECISION: DEFERRED

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

368. 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