

PLANNING COMMITTEE

MINUTES

26 APRIL 2017

Chair: * Councillor Keith Ferry

Councillors: * June Baxter * Pritesh Patel
* Stephen Greek * Mrs Christine Robson
* Barry Kendler * Anne Whitehead

* Denotes Member present

386. Attendance by Reserve Members

RESOLVED: To note that there were no Reserve Members in attendance at this meeting.

387. 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.

388. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Agenda Item 9 – Planning Applications Received (item 1/02)

Councillor Keith Ferry declared a non-pecuniary interest in that the applicant was the Director of a company which had sponsored the Council's participation in MIPIM 2017. He would remain in the room whilst the matter was considered and voted upon.

389. Minutes

RESOLVED: That the minutes of the meeting held on 22 March 2017 be taken as read and signed as a correct record.

390. Public Questions

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

391. Deputations

RESOLVED: To note that no deputations received.

392. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

RESOLVED ITEMS

393. Representations on Planning Applications

RESOLVED: To note that none were received.

394. 1/01: Harrow School Sports Hall and Swimming Pool, Football Lane, Harrow - P/1940/16

PROPOSAL: Demolition Of Existing Buildings: Existing Sports Building, Peel House, Museum Cottage, Gardeners Compound, Boyer Webb Pavilion, Pavilion Next To The Athletics Track; Construction Of New Sports Building Over 3 Levels (7307 Sqm); New Science Building Over 3 Levels (3675 Sqm); New Landscaping Core From Existing Chapel Terrace To The Athletics Track At The Base Of Hill; New Visitors Car Parking On Football Lane Adjacent To Maths And Physics School Buildings; Re-Routing And Re-Grading Of Private Access Road; Alterations To Landscaping And Servicing For Dining Hall; Relocation Of Multi Use Games Area For Moretons Boarding House To South West Of Dining Hall

An officer advised that an incorrect version of the report had been included in the agenda in error and following legal advice officers were requesting that this item be deferred.

A Member suggested that the additional time afforded by the deferral be used to carry out further consultation regarding changes made to the MOL (Metropolitan Open Land) and the Community Use Agreement (CUA). Officers undertook to do this.

The Member also requested that a local resident be invited to be part of the Management Committee which would oversee the CUA. An officer undertook to look into this.

DECISION: DEFERRED

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

395. 1/02: Suites 2 and 3, Premier House, Canning Road, Wealdstone - P/0120/17

PROPOSAL: Creation of a new fifth floor to accommodate nine additional flats with associated external alterations.

Following questions from Members, an officer advised that:

- the applicant had submitted a transport strategy. In officers' view, there was sufficient parking capacity in the area and the development would not generate additional car use. Occupiers would not be eligible to apply for either resident or visitor parking permits.

A Member stated that parking restrictions and lack of parking spaces did not reduce car ownership or car use.

Members emphasised the need for a strategic Planning Committee to have oversight and develop a long-term local planning policy, which would include the long-term impact of new and existing developments on traffic, parking and infrastructure and innovative schemes such as car sharing. The Chair advised that the Council's Regeneration team was looking into implementing schemes such as car clubs at new developments.

DECISION: GRANTED

- (1) planning permission subject to the Conditions listed in Appendix 1 of the officer report;
- (2) the completion of a Section 106 agreement with the heads of terms set out below by 26th June 2017 (or such extended period as may be agreed in writing by the Divisional Director of Planning). Delegated Authority to be given to the Divisional Director of 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, and amended by the Addendum.

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

396. 1/03: Former Greenhill Service Station, Marsh Road, Pinner - P/5250/16

PROPOSAL: Redevelopment: Construction of a five storey building to provide 30 bedroom sheltered retirement flats (use class C3) with parking, bin / buggy storage and landscaping.

DECISION: GRANTED

RECOMMENDATION A

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, as set out in Appendix 1 of the officer report, or the legal agreement.

RECOMMENDATION B

That if, by 24th July 2017 or such extended period as may be agreed in writing by the Divisional Director of Planning, 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 by a majority of votes.

Councillors Keith Ferry, Barry Kendler, Christine Robson, Anne Whitehead voted for the application.

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

397. **1/04: The Former Eastcote Arms Public House, Eastcote Lane, South Harrow, Harrow - P/4866/16**

PROPOSAL: Redevelopment to provide a part two, four and five storey building to create 36 flats with amenity space; basement parking; landscaping and bin/cycle storage.

A Member proposed refusal on the following grounds:

The proposal is an overdevelopment with excessive height, scale and bulk, which would harm the amenity of local residents and the character of the area, contrary to policies DM1 of the Local Plan, CS1 of the Core Strategy, and 7.4 and 7.6 of the London Plan.

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

DECISION: GRANTED

- (1) authority be delegated to the Divisional Director of Regeneration, Enterprise, and Planning to determine the application subject to No Objection from RAF Northolt;
- (2) planning permission granted 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 continued negotiation and completion of the Section 106 legal agreement 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.

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

Councillors Keith Ferry, Barry Kendler, Christine Robson, Anne Whitehead voted for the application.

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

398. 2/01: Rear of 249-255 Pinner Road, Harrow - P/5994/16

PROPOSAL: Redevelopment to provide two storey building comprising six flats; bin and cycle storage

Following questions from Members, an officer advised that:

- the previously approved application had been for 9 flats, whereas the current scheme was for 6 single occupancy units. Therefore there would be no increase in parking;
- traffic officers would prefer this to remain a car free development and had raised concerns regarding parking as the existing controlled parking zone in the area was at capacity.

A Member proposed refusal on the following grounds:

The proposal is an overdevelopment which will harm local character and amenity and cause undue parking pressure on surrounding roads, contrary to policies DM1 and DM42 of the Local Plan, CS1 of the Core Strategy, and 6.13, 7.4 and 7.6 of the London Plan.

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

DECISION: GRANTED planning permission subject to the 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.

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

Councillors Keith Ferry, Barry Kendler, Christine Robson, Anne Whitehead voted for the application.

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

399. 2/02: 505 Northolt Road, Harrow - P/5592/16

PROPOSAL: Redevelopment to create a single and four storey building with a Retail Unit at ground floor level and six flats on upper floors.

Following questions from Members, an officer advised that the Refuse Collection Services had not provided any comments on the previous application.

A Member advised that under the 1990 Environmental Protection Act, Local Authorities had a statutory responsibility for the collection of household waste.

A Member proposed that the application be deferred pending feedback from the Refuse Collection Services regarding accessibility to the site for refuse vehicles and a site visit by Members.

DECISION: DEFERRED, subject to a site visit and feedback from refuse collection services.

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

400. 2/03: Unit 1, Barratt Way, Wealdstone - P/0626/17

PROPOSAL: Change of use from Business (Class B8/B1) to Cat homing centre (Sui Generis); External alterations

Following questions from Members, an officer advised that:

- The unit would be open to the public between 8.00 am to 5.00 pm, Monday-Sunday. The premises would be manned 24 hours.

DECISION: GRANTED, temporary 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.

401. 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 7.30 pm).

(Signed) COUNCILLOR KEITH FERRY
Chair