

Planning Committee AGENDA

DATE: Thursday 14 December 2017

TIME: 6.30 PM

VENUE: Council Chamber, Harrow Civic Centre, Station Road, Harrow, HA1 2XY

SITE VISITS: TO BE ADVISED

A BRIEFING FOR PLANNING COMMITTEE MEMBERS WILL TAKE PLACE ON MONDAY 11 DECEMBER 2017 AT 6.30 PM IN THE EE BOARDROOM

MEMBERSHIP (Quorum 3)

Chair: Councillor Keith Ferry

Councillors:

Ghazanfar Ali
Mrs Christine Robson
Anne Whitehead (VC)

June Baxter
Stephen Greek
Pritesh Patel

Reserve Members:

1. Simon Brown
2. Graham Henson
3. Nitin Parekh
4. Sachin Shah

1. Ameet Jogia
2. Manjibhai Kara
3. Norman Stevenson

Contact: Manize Talukdar, Democratic and Electoral Services Officer
Tel: 020 8424 1323 E-mail: manize.talukdar@harrow.gov.uk

Useful Information

Meeting details:

This meeting is open to the press and public.

Directions to the Civic Centre can be found at:
<http://www.harrow.gov.uk/site/scripts/location.php>.

Filming / recording of meetings

The Council will audio record Public and Councillor Questions. The audio recording will be placed on the Council's website.

Please note that proceedings at this meeting may be photographed, recorded or filmed. If you choose to attend, you will be deemed to have consented to being photographed, recorded and/or filmed.

When present in the meeting room, silent mode should be enabled for all mobile devices.

Meeting access / special requirements.

The Civic Centre is accessible to people with special needs. There are accessible toilets and lifts to meeting rooms. If you have special requirements, please contact the officer listed on the front page of this agenda.

An induction loop system for people with hearing difficulties is available. Please ask at the Security Desk on the Middlesex Floor.

Agenda publication date: Tuesday 5 December 2017

AGENDA - PART I

Guidance Note for Members of the Public attending the Planning Committee (Pages 7 - 8)

1. ATTENDANCE BY RESERVE MEMBERS

To note the attendance at this meeting of any duly appointed Reserve Members.

Reserve Members may attend meetings:-

- (i) to take the place of an ordinary Member for whom they are a reserve;
- (ii) where the ordinary Member will be absent for the whole of the meeting; and
- (iii) the meeting notes at the start of the meeting at the item 'Reserves' that the Reserve Member is or will be attending as a reserve;
- (iv) if a Reserve Member whose intention to attend has been noted arrives after the commencement of the meeting, then that Reserve Member can only act as a Member from the start of the next item of business on the agenda after his/her arrival.

2. RIGHT OF MEMBERS TO SPEAK

To agree requests to speak from Councillors who are not Members of the Committee, in accordance with Committee Procedure 4.1.

3. DECLARATIONS OF INTEREST

To receive declarations of disclosable pecuniary or non pecuniary interests, arising from business to be transacted at this meeting, from:

- (a) all Members of the Committee;
- (b) all other Members present.

4. MINUTES (Pages 9 - 14)

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

5. PUBLIC QUESTIONS *

To receive any public questions received in accordance with Committee Procedure Rule 17 (Part 4B of the Constitution).

Questions will be asked in the order in which they were received. There will be a time limit of 15 minutes for the asking and answering of public questions.

[The deadline for receipt of public questions is 3.00 pm, Monday 11 December 2017. Questions should be sent to publicquestions@harrow.gov.uk

No person may submit more than one question].

6. PETITIONS

To receive petitions (if any) submitted by members of the public/Councillors under the provisions of Committee Procedure Rule 15 (Part 4B of the Constitution).

7. DEPUTATIONS

To receive deputations (if any) under the provisions of Committee Procedure Rule 16 (Part 4B) of the Constitution.

8. REFERENCES FROM COUNCIL AND OTHER COMMITTEES/PANELS

To receive references from Council and any other Committees or Panels (if any).

9. REPRESENTATIONS ON PLANNING APPLICATIONS

To confirm whether representations are to be received, under Committee Procedure Rule 29 (Part 4B of the Constitution), from objectors and applicants regarding planning applications on the agenda.

PLANNING APPLICATIONS RECEIVED

Report of the Divisional Director, Planning - circulated separately.

Members are reminded that, in accordance with the Planning Protocol, where Councillors disagree with the advice of the Divisional Director, Planning, it will be the Members' responsibility to clearly set out the reasons for refusal where the Officer recommendation is for grant. The planning reasons for rejecting the Officer's advice must be clearly stated, whatever the recommendation and recorded in the minutes. The Officer must be given the opportunity to explain the implications of the contrary decision.

10. SECTION 1 - MAJOR APPLICATIONS

| | | | | |
|-----|---|-------------|----------------------------------|--------------------|
| (a) | 1/01: Kodak, Headstone Drive, Wealdstone - P/4610/17 | MARLBOROUGH | GRANT | (Pages 15 - 88) |
| (b) | 1/02: Intershop House, Lowlands Road, Harrow - P/4494/15 | GREENHILL | GRANT SUBJECT TO LEGAL AGREEMENT | (Pages 89 - 164) |
| (c) | 1/03: Former Cumberland Hotel, 1-3 St John's Road, Harrow - P/4332/17 | GREENHILL | | (To Follow) |
| (d) | 1/04: Premier House, Canning Road, Wealdstone - P/4357/17 | WEALDSTONE | GRANT SUBJECT TO LEGAL AGREEMENT | (Pages 165 - 218) |
| (e) | 1/05: Central Depot, Forward Drive, Harrow - P4767/17 | KENTON WEST | GRANT | |

11. SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

| | | | | |
|-----|--|---------------|----------------------------------|-------------------|
| (a) | 2/01: Royal National Orthopaedic Hospital, Brockley Hill, Stanmore - P/3955/17 | CANONS | GRANT | (Pages 219 - 250) |
| (b) | 2/02: 82 Rowlands Avenue, Harrow - P/4430/17 | HATCH END | GRANT | (Pages 251 - 272) |
| (c) | 2/03: Car Park Rear of 15-19 Church Road - P/4078/17 | STANMORE PARK | GRANT | (Pages 273 - 312) |
| (d) | 2/04: 89 Stanmore Hill, Stanmore - P/4049/17 | STANMORE PARK | GRANT | (Pages 313 - 352) |
| (e) | 2/05: 37 Glanleam Road - P/3009/17 | CANONS | GRANT | (Pages 353 - 372) |
| (f) | 2/06: Welldon Park Junior School, Wyvenhow Road, South Harrow - P/4193/17 | ROXETH | GRANT | (Pages 373 - 408) |
| (g) | 2/07: 12-14 Station Road, Harrow - P/4436/17 | GREENHILL | GRANT SUBJECT TO LEGAL AGREEMENT | (Pages 409 - 442) |
| (h) | 2/08: 2 Vaughan Road, Harrow - P/4184/17 | WEST HARROW | GRANT | (Pages 443 - 462) |

12. SECTION 3 - OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

None

13. SECTION 4 - CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None

14. SECTION 5 - PRIOR APPROVAL APPLICATIONS

None

15. MEMBER SITE VISITS

To arrange dates for Member site visits that have been agreed during the course of the meeting (if any).

16. ANY OTHER URGENT BUSINESS

Which cannot otherwise be dealt with.

AGENDA - PART II - NIL

*** DATA PROTECTION ACT NOTICE**

The Council will audio record item 5 (Public Questions) and will place the audio recording on the Council's website, which will be accessible to all.

[**Note:** The questions and answers will not be reproduced in the minutes.]