

# Planning Committee AGENDA

**DATE:** Wednesday 21 February 2018

**TIME:** 6.30 PM

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

**A SITE VISIT FOR PLANNING COMMITTEE MEMBERS WILL TAKE PLACE ON SATURDAY 17 FEBRUARY 2018 STARTING AT 10.00 AM.**

**A BRIEFING FOR PLANNING COMMITTEE MEMBERS WILL TAKE PLACE ON MONDAY 19 FEBRUARY 2018 AT 6.00 PM IN THE EE BOARDROOM**

## **MEMBERSHIP** (Quorum 3)

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**Chair:** Councillor Keith Ferry

### **Councillors:**

Ghazanfar Ali  
Mrs Christine Robson  
Anne Whitehead (VC)

June Baxter  
Stephen Greek  
Pritesh Patel

### **Reserve Members:**

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

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

**Contact:** Manize Talukdar, Democratic and Electoral Services Officer  
Tel: 020 8424 1323 E-mail: [manize.talukdar@harrow.gov.uk](mailto: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 13 FEBRUARY 2018**

## **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 - 22)

That the minutes of the meeting held on 24 January 2018 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 on Friday 16 February 2018. Questions should be sent to [publicquestions@harrow.gov.uk](mailto: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.

## 10. ADDENDUM (To Follow)

### 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.

## 11. SECTION 1 - MAJOR APPLICATIONS

Reports of the Divisional Director, Planning & Regeneration.

(a)	1/01: CENTRAL DEPOT, FORWARD DRIVE, HARROW - P/4767/17	KENTON WEST	GRANT	(Pages 23 - 60)
(b)	1/02: WAXWELL LANE CAR PARK, WAXWELL LANE, PINNER - P/5680/17	PINNER	GRANT	(Pages 61 - 138)

## 12. SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

(a)	2/01: 79 BESSBOROUGH ROAD, HARROW - P/5128/17	HARROW ON THE HILL	GRANT	(Pages 139 - 176)
(b)	2/02: 18 THE AVENUE, HATCH END - P/5524/17	HATCH END	GRANT	(Pages 177 - 218)
(c)	2/03: 342-348 STATION	GREENHILL	GRANT SUBJECT	(Pages

	ROAD, HARROW - P/4755/17		TO LEGAL AGREEMENT	219 - 260)
(d)	2/04: 11 SHERINGTON AVENUE - P/5427/17	HATCH END	GRANT	(Pages 261 - 286)
(e)	2/05: BUCKINGHAM HOUSE EAST, THE BROADWAY, STANMORE - P/4904/17	STANMORE PARK	GRANT SUBJECT TO LEGAL AGREEMENT	(Pages 287 - 328)
(f)	2/06: 20 MANOR ROAD HARROW - P/4534/17	GREENHILL	GRANT	(Pages 329 - 364)

**13. SECTION 3 - OTHER APPLICATIONS RECOMMENDED FOR REFUSAL**

None.

**14. SECTION 4 - CONSULTATIONS FROM NEIGHBOURING AUTHORITIES**

None.

**15. SECTION 5 - PRIOR APPROVAL APPLICATIONS**

None.

**16. MEMBER SITE VISITS**

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

**17. 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.]