

# Planning Committee AGENDA

**DATE:** Wednesday 30 May 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 26 MAY 2018 STARTING AT 10.00 AM.**

**A BRIEFING FOR PLANNING COMMITTEE MEMBERS WILL TAKE PLACE ON TUESDAY 29 MAY 2018 AT 6.30 PM IN THE EE BOARDROOM**

**MEMBERSHIP** (Quorum 3)

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**Chair:** TBC

**Councillors:** To be Appointed at Council on 24 May 2018

**Reserve Members:** To be Appointed at Council on 24 May 2018

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**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: Monday 21 May 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. APPOINTMENT OF VICE CHAIR**

To appoint a Vice-Chair for the 2018/19 Municipal Year.

#### **5. MINUTES** (Pages 9 - 18)

That the minutes of the meeting held on 25 April 2018 be taken as read and signed as a correct record.

#### **6. 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, 24 May 2018. Questions**

should be sent to [publicquestions@harrow.gov.uk](mailto:publicquestions@harrow.gov.uk)

No person may submit more than one question].

## 7. 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).

## 8. DEPUTATIONS

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

## 9. REFERENCES FROM COUNCIL AND OTHER COMMITTEES/PANELS

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

## 10. 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.

## 11. SECTION 1 - MAJOR APPLICATIONS

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|-----|--|------------|----------------------------------|-------------------|
| (a) | 1/01: KILBY'S INDUSTRIAL ESTATE, BACON LANE, EDGWARE - P/5810/17                                   | EDGWARE    | GRANT SUBJECT TO LEGAL AGREEMENT | (Pages 19 - 72)   |
| (b) | 1/02: THE HIVE FOOTBALL CENTRE, PRINCE EDWARDS PLAYING FIELDS, CAMROSE AVENUE, EDGWARE - P/2763/17 | QUEENSBURY | GRANT SUBJECT TO LEGAL AGREEMENT | (Pages 73 - 134)  |
| (c) | 1/03: THE HIVE FOOTBALL CENTRE, PRINCE EDWARDS PLAYING FIELDS, CAMROSE AVENUE, EDGWARE - P/2764/17 | QUEENSBURY | GRANT SUBJECT TO LEGAL AGREEMENT | (Pages 135 - 184) |

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

(a)	2/01: 53 & 55 ST. MICHAEL'S CRESCENT, PINNERS - P/0289/18	PINNER SOUTH	GRANT	(Pages 185 - 212)
(b)	2/02: 11 SHERINGTON AVENUE, PINNERS - P/0999/18	HATCH END	APPROVE	(Pages 213 - 230)
(c)	2/03: WEST HOUSE GALLERY, GALLERY CAFE - P/5747/17	PINNER	GRANT	(Pages 231 - 262)
(d)	2/04: FLATS 330 TO 332B ALEXANDRA AVENUE, HARROW - P/5563/16	ROXBORNE	GRANT	(Pages 263 - 292)
(e)	2/05: 1A CUNNINGHAM PARK, HARROW - P/4427/17	HEADSTONE SOUTH	GRANT	(Pages 293 - 340)
(f)	2/06: 4 FAIRHOLME ROAD, HARROW - P/0152/18	GREENHILL	GRANT SUBJECT TO LEGAL AGREEMENT	(Pages 341 - 380)
(g)	2/07: 21 WHITEGATE GARDENS - P/0966/18	HARROW WEALD	GRANT	(Pages 381 - 436)
(h)	2/08: FERRARI HOUSE, 102 COLLEGE ROAD, HARROW - P/0587/18	GREENHILL	GRANT SUBJECT TO LEGAL AGREEMENT	(Pages 437 - 470)
(i)	2/09: CENTRAL DEPOT, FORWARD DRIVE, HARROW - P/0276/18	KENTON WEST	GRANT	(Pages 471 - 494)
(j)	2/10: UNIT 10, WHITEFRIARS TRADING ESTATE, TUDOR ROAD, HARROW - P/0773/18	WEALDSTONE	GRANT	(Pages 495 - 520)
(k)	2/11: THE OLD BAKERY, GRANGE COURT - P/0186/18	PINNER	GRANT	(Pages 521 - 556)
(l)	2/12: 6 CREST VIEW, PINNERS - P/1498/18	PINNER	GRANT	(Pages 557 - 578)
(m)	2/13: 74 WHITTINGTON WAY, PINNERS - P/0073/18	PINNER SOUTH	GRANT SUBJECT TO LEGAL AGREEMENT	(Pages 579 - 620)

## 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. REQUEST TO INTRODUCE AN ARTICLE 4 (1) DIRECTION FOR THE DEMOLITION OF FRONT BOUNDARY TREATMENTS WITHIN 14 OF HARROW'S CONSERVATION AREAS (Pages 621 - 642)**

Report of the Divisional Director, Planning & Regeneration.

**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.]