

PLANNING COMMITTEE

MINUTES

12 DECEMBER 2018

Chair: * Councillor Keith Ferry

Councillors: * Ghazanfar Ali * Anjana Patel
* Simon Brown (1) * Sachin Shah (3)
* Stephen Greek * Norman Stevenson (1)

In attendance: Marilyn Ashton Minute 136
(Councillors)

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

126. Attendance by Reserve Members

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

Ordinary Member

Councillor Graham Henson
Councillor Christine Robson
Councillor Bharat Thakker

Reserve Member

Councillor Simon Brown
Councillor Sachin Shah
Councillor Norman Stevenson

127. Right of Members to Speak

RESOLVED: That, in accordance with Committee Procedure Rule 4.1, the following Councillors, who were not Members of the Committee, be allowed to speak on the agenda item indicated:

<u>Councillor</u>	<u>Planning Application</u>
Marilyn Ashton	2/04 – Anmer Lodge

128. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Agenda Item – 2/02: Park High School

Councillor Marilyn Ashton declared a non-pecuniary interest in that she was a Council appointed governor at Park High School. She would leave the room whilst the matter was considered and voted upon.

129. Minutes

RESOLVED: That the minutes of the meeting held on 21 November 2018 be taken as read and signed as a correct record.

130. Public Questions

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

131. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

RESOLVED ITEMS

132. Addendum

RESOLVED: To accept the Addendum.

133. Representations on Planning Applications

RESOLVED: That in accordance with the provisions of Committee Procedure Rule 30 (Part 4B of the Constitution), representations be received in respect of item 2/04 on the list of planning applications.

134. Planning and Building Control Scheme of Delegation

The Committee received a report of the Interim Chief Planning Officer which set out the updated Planning and Building Control Scheme of Delegation.

A revised version of Appendix 1 of the officer report containing minor amendments was tabled at the meeting.

RESOLVED: That the Planning and Building Control Scheme of Delegation be approved.

135. 1-01: Watkins House - P-4648-18

PROPOSAL: Redevelopment to create a 3-5 storey building to create 78 flats (54 x 1 Bed flats and 2 x 2 bed flats in Extra care unit, 2 x 1 bed wheelchair accessible flats, 10 x 1 bed flats and 10 x 2 bed flats for shared ownership); New vehicle access from Crystal Way; Parking; Landscaping; Refuse Storage; Cycle Storage. Change of use of northern end of site from D1 to C3.

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

- there were no plans to install security gates to the car park. However, there was a condition requiring the applicant to submit a parking management plan detailing how parking would be controlled at the development. She added that the fact that most of the parking spaces were allocated to blue badge holders would act as a deterrent to illegal parking;
- the distance from the closest neighbouring windows to the proposed balconies was in excess of 20 metres. A distance of 20 metres, though not set out in any planning policy or legislation, was a generally accepted rule of thumb.

The Committee resolved to approve the officer recommendations.

DECISION: GRANT, planning permission subject to authority being delegated to the Interim Chief Planning Officer 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 Committee wished it to be recorded that the decision to grant the application was unanimous.

136. 2/01: Woodlands School, Bransgrove Road, Edgware - P-3785-18

PROPOSAL: Single storey temporary portakabin to provide two classrooms for a period of 156 weeks (retrospective)

The Committee resolved to approve the officer recommendations.

DECISION: GRANT, 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 unanimous.

137. 2/02: Park High School - P-3674-18

PROPOSAL: Single Storey Infill Glazed Extension For Use As A New Library.

The Committee resolved to approve the officer recommendations.

DECISION: GRANT, planning permission subject to the conditions as set out in Appendix 1 of the officer report.

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

138. 2-03: 25 Queens Avenue - P-4885-18

PROPOSAL: Single storey rear extensions

The Committee resolved to approve the officer recommendations.

DECISION: GRANT, 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 unanimous.

139. 2-04: Anmer Lodge, Coverdale Close - P-4221-18

PROPOSAL: Variation of condition 48 (approved plans) to alter layout and access of the temporary car park attached to planning permission P/0412/14 dated 22/08/2014 for redevelopment of Anmer Lodge & Stanmore car park site in four blocks of various heights: block a to provide 1,692 sq. m (gross) food retail store (class a1) with ancillary café and 3-5 storeys of flats over; block b to provide multi storey car park and 3-4 storeys of flats over; block c to comprise 3-6 storeys of flats with undercroft parking; block d to comprise 2-4 storeys of houses and flats with surface car parking; basement car park below blocks a & b; total 120 dwellings (class c3) (resident permit restricted); 294 car parking spaces (comprising 151 replacement spaces, 50 spaces for the food store and 93 spaces for residents), 8 motorcycle spaces and 144 cycle spaces; access from Dennis lane and Coverdale close. proposal also includes combined heat & power plant; landscaping & roof gardens; diversion of water culvert; works to provide temporary replacement town centre car park (minimum of 151 spaces) and demolition of Anmer Lodge.

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

- pedestrian access to the site would be via Culverdale Close;

- it was customary for applicants furnish the Planning Authority with more specific detail and technical specifications regarding their applications once planning permission had been granted. The applicant had underestimated the need to provide a wide buffer zone between which was due to safety reasons related to the construction of the basement car park;
- traffic modelling regarding any potential impact of the application on traffic and parking locally had not been carried out. Nevertheless, the Highways Authority had no objections to the plans and were satisfied that the overall impact on parking and traffic in the area would be neutral. She added that given the layout of the site and the geometry of the road, it was highly unlikely that the route would be used as a short cut or a 'rat run' by local residents. The parking bays had been suspended to allow more space for vehicles and construction site staff would be on hand to direct the flow of HGV traffic at the site.

A Member expressed concern that local residents would be obliged to endure disruption and nuisance for at least two years. The member proposed adding a condition to restrict the grant for a period of 2-years to be reviewed after this time. This proposal was unanimously agreed by Members. An officer advised that she would include the additional condition, subject to legal advice.

A Member proposed refusal on the following grounds:

'The proposed variation to access arrangements for the temporary car park would have a detrimental impact on local amenity, contrary to policies DM1, DM43 and DM44 of the Local Plan, CS1 of the Core Strategy, and 6.3 of the London Plan.'

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

The Committee received representations from an objector, Ms Shah, from a representative of the applicant, Mr Wiston and Councillor Ashton.

The Committee resolved to approve the officer recommendations.

DECISION: GRANT

1. planning permission subject to the Conditions listed in Appendix 1 of the officer report and the modification of the Section 106 Agreement dated 22nd August 2014 relating to the planning permission granted under reference P/0412/14 dated 22/08/2014;
2. subject to legal advice, an additional condition limiting the grant to a period of 2 years, to be reviewed thereafter, be added to the list of conditions.

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 & Sachin Shah voted for the application.

Councillors Stephen Greek, Anjana Patel & Norman Stevenson voted against the application.

(Note: The meeting, having commenced at 6.30 pm, closed at 7.24 pm).

(Signed) COUNCILLOR KEITH FERRY
Chair