

Planning Committee AGENDA

DATE: Wednesday 17 April 2019

TIME: 6.30 PM

VENUE: Council Chamber, Harrow Civic Centre

A SITE VISIT FOR PLANNING COMMITTEE MEMBERS WILL TAKE PLACE ON SATURDAY 13 APRIL 2019 STARTING AT 10:00AM.

A BRIEFING FOR PLANNING COMMITTEE MEMBERS WILL TAKE PLACE ON 15 APRIL 2019 AT 6.30 PM IN THE 4TH FLOOR BOARDROOM

MEMBERSHIP (Quorum 3)

Chair: Councillor Keith Ferry

Councillors:

Ghazanfar Ali (VC)
Graham Henson
Christine Robson

Stephen Greek
Anjana Patel
Bharat Thakker

Reserve Members:

1. Simon Brown

2. Ajay Maru

3. Sachin Shah

4. Kiran Ramchandani

1. Norman Stevenson

2. Mina Parmar

3. Ameet Jogia

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.

Audio recording of meetings

Please note that in the interests of improving access to the Council's meetings, a sound recording is made of the public parts of many of the Council's Committees. The Chair will announce at the start of the meeting if it is being recorded.

Recordings will be available on the website following the meeting:
<http://www.harrow.gov.uk/www2/mgCalendarMonthView.aspx?GL=1&bcr=1>

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 9 April 2019

AGENDA - PART I

Guidance Note for Members of the Public attending the Planning Committee (Pages 7 - 10)

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 11 - 18)

That the minutes of the meeting held on 20 March 2019 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, Friday 12 April 2019. 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. ADDENDUM (To Follow)

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

(a)	1-01 - Avanti House Secondary School - P-5528- 17	BELMONT	GRANT SUBJECT TO LEGAL AGREEMENT	(Pages 19 - 74)
(b)	1-02 - Rayners Lane Library - P-5526-18	RAYNERS LANE	GRANT SUBJECT TO LEGAL AGREEMENT	(Pages 75 - 104)

12. SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

(a)	2-01 - 320 Station Road - P- 5362-18	GREENHILL	GRANT SUBJECT TO LEGAL AGREEMENT	(Pages 105 - 150)
(b)	2-02 - 27 The Glen - P- 5626-18	RAYNERS LANE	GRANT	(Pages 151 - 200)

(c)	2-03 - Factory rear of 47 Bridge Street - P-5308-18	PINNER SOUTH	GRANT	(Pages 201 - 232)
(d)	2-04 - 42 Woodway Crescent - P-0231-19	GREENHILL	GRANT	(Pages 233 - 256)
(e)	2-05 - 38 Cambridge Road - P-0443-19	HEADSTONE NORTH	GRANT	(Pages 257 - 284)
(f)	2-06 - 22-24 High Street, HA3 7AA - P-4474-18	MARLBOROUGH	GRANT SUBJECT TO LEGAL AGREEMENT	(Pages 285 - 324)

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. ANY OTHER URGENT BUSINESS

Which cannot otherwise be dealt with.

AGENDA - PART II - Nil