

PLANNING COMMITTEE

MINUTES

17 APRIL 2019

Chair: * Councillor Keith Ferry

Councillors: * Ghazanfar Ali * Ajay Maru (2)
* Stephen Greek * Anjana Patel
* Graham Henson * Bharat Thakker

In attendance: Christopher Baxter Minute 190
(Councillors)

* Denotes Member present
(2) Denotes category of Reserve Member

178. Attendance by Reserve Members

RESOLVED: To note the attendance of the following duly constituted Reserve Members:

Ordinary Member

Reserve Member

Councillor Christine Robson

Councillor Ajay Maru

179. 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:

Councillor

Planning Application

Councillor Christopher Baxter

2/05 38 Cambridge Road, Harrow,
Headstone North

180. Declarations of Interest

RESOLVED: To note that the following interest was declared:

Agenda Item 11(a) – 1/01 Avanti House Secondary School P-5528-17

Councillor Keith Ferry declared a non-pecuniary interest – being a committee member of Harrow Young Musicians, a local charitable organisation which would benefit from the Theatre – and left the room whilst the matter was considered and voted upon.

181. Minutes

RESOLVED: That the minutes of the meeting held on 20 March 2019 be taken as read and signed as a correct record.

182. Public Questions, Petitions and Deputations

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

183. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

RESOLVED ITEMS

184. Addendum

RESOLVED: To accept the Addendum and the Supplemental Addendum.

185. 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 items 2/05, 2/02 & 2/04 on the list of planning applications.

Planning Applications Received

186. 1-01 - Avanti House Secondary School - P-5528-17

PROPOSAL: Construction of a Two and Three Storey Performing Arts Centre and Sixth Form Block.

(Prior to consideration of this item Councillor Ferry withdrew from the room and Councillor Ali took the Chair)

The Committee resolved to approve the officer recommendations.

RESOLVED: That the Community Use Agreement be approved.

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

187. 1-02 - Rayners Lane Library - P-5526-18

PROPOSAL: Two storey extension to roof and change of use of former Library (Use Class D1) to Use Class C2 comprising six x one bed flats and twelve x studio flats and ancillary Offices and Employment Agency and ancillary Education centre for the training of residents; Use of ground floor as Café (Use Class A3) with outdoor seating (Class A3).

Following a question from a Member, an officer advised that an additional condition to restrict use was not necessary as the application was already subject to a Section 106 Agreement which required the applicant to obtain permission for a change of use to a residential property.

The Committee resolved to approve the officer recommendations.

DECISION: GRANT

Recommendation A: Grant planning permission subject to authority being delegated to the Divisional Director of Regeneration, Enterprise and Planning 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.

Recommendation B: That if the Section 106 Agreement is not completed by 31st August 2019 or such extended period as may be agreed in writing by the Interim Chief Planning Officer, then delegate the decision to the Interim Chief Planning Officer to **REFUSE** planning permission for the appropriate reason.

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

188. 2-01 - 320 Station Road - P-5362-18

PROPOSAL: Redevelopment to Provide Four Storey Building Comprising Six Flats (6 X 2 Bed) with Retail Unit on Ground Floor (Class A1); Refuse And Cycle Storage.

Following a question from a Member, an officer advised that the first floor of the site was used for storage and had no impact on shadowing for neighbouring properties. The officer further advised that any change from storage to residential use in future would require a separate planning application thus providing an opportunity for this matter to be given further consideration if necessary.

The Committee resolved to approve the officer recommendations.

DECISION: GRANT

Recommendation A: delegate decision to the interim Chief Planning Officer to issue the planning permission upon the expiration of newspaper advertisement of the development affecting the setting of a listed building (Grade II Listed opposite (Westminster Bank)) to 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.

Recommendation B: That if the Section 106 Agreement is not completed by 31 July 2019, or as such extended period as may be agreed by the Interim Chief Planning Officer in consultation with the Chair of the Planning Committee, then it is recommended to delegate the decision to REFUSE planning permission to the Interim Chief Planning Officer.

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

189. 2-02 - 27 The Glen - P-5626-18

PROPOSAL: Re-development to provide a pair of detached two storey dwellings with habitable roofspace (1 x 3 bed and 1 x 2 bed); solar panels on roof; private amenity space; landscaping; boundary treatment; parking; bin /cycle storage.

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

- the proposed architecture of the property would add variety and interest to the street scene; and
- condition 7 already required the applicant to submit samples of the materials to be used in the construction of the external surfaces which would provide an opportunity to see if they reflected the materials used in the neighbourhood.

The Committee received representations from an objector, Andrew Evangelidis, and from a representative of the applicant, Matthew Witt.

A Member proposed refusal on the following grounds:

The proposed development, by reason of bulk, mass and design, would harm local character and amenity, contrary to policies DM1 of the Local Plan, CS1 of the Core Strategy, and 7.4 and 7.6 of the London Plan.

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

The Committee resolved to approve the officer recommendations.

DECISION: GRANT

Recommendation A: Grant planning permission subject to authority being delegated to the Chief Planning Officer in consultation with the Director of Legal and Governance Services if necessary, for the completion of the discussions in relation to biodiversity which may or may not include minor amendments to the conditions (set out in Appendix 1 of the officer report and as amended by the supplementary addendum) or additional conditions and/or the completion of a Section 106 Legal Agreement, if necessary to secure a financial contribution for biodiversity enhancements.

The Committee wished it to be recorded that the decision to grant the application was by a majority of votes.

Councillors Ghazanfar Ali, Graham Henson, Ajay Maru and Keith Ferry voted for the application.

Councillors Stephen Greek, Anjana Patel and Bharat Thakker voted against.

190. 2-03 - Factory rear of 47 Bridge Street - P-5308-18

PROPOSAL: Redevelopment to provide single and three storey office building with mezzanine floor in roofspace (Class B1); Bin / cycle storage; (Demolition of existing buildings at rear).

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

- the description of the application be changed to 'Factory at the rear of 47 to 55 Bridge Street, Pinner'; and
- the application was a renewal of a consent given by the Planning Committee in 2015.

The Committee resolved to approve the officer recommendations.

DECISION: GRANT

Delegate Authority to the Interim Chief Planning Officer to grant planning permission subject to no significant objections received following additional consultations and 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.

191. 2-04 - 42 Woodway Crescent - P-0231-19

PROPOSAL: Conversion of dwelling into three flats (1 x 3 bed 1 x 2 bed 1 x studio); single and two storey side to rear extension; single storey rear extension; raised terrace at rear; creation of basement; external alterations; bin and cycle stores.

Following questions and comments from Members, an officer advised that the Highways Authority had raised no objection to the proposals with regard to parking provision and their impact on local roads.

The Committee received representations from an objector, Mr Shankar. No representative of the applicant was at the meeting to speak.

A Member proposed refusal on the following grounds:

The proposal would be an overdevelopment, with insufficient parking provision, with an adverse effect on local character and amenity, contrary to policies DM1, DM26 and DM42 of the Local Plan, CS1 of the Core Strategy, and 6.13, 7.4 and 7.6 of the London Plan.

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

The Committee resolved to approve the officer recommendations.

DECISION: GRANT

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 by a majority of votes.

Councillors Ghazanfar Ali, Graham Henson, Ajay Maru and Keith Ferry voted for the application.

Councillors Stephen Greek, Anjana Patel and Bharat Thakker voted against.

192. 2-05 - 38 Cambridge Road - P-0443-19

PROPOSAL: Single storey side extension; installation of front access ramp; external alterations.

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

- whilst the application proposed no change in the existing arrangements for gaining access to the Church either by the shared driveway with 36 Cambridge Road, or from the North Harrow Shopping Parade Car Park, a condition could be added restricting access from the Car Park except in cases of emergency;
- the Street Numbering Section would be asked to clarify the site address of the Church with a view to distinguishing it from the residential property which shares the same number of 38 Cambridge Road.

The Committee received representations from an objector, Murtaza Ali, and the applicant, Pastor Epie. Councillor Baxter also made representations.

The Committee resolved to approve the officer recommendations.

DECISION: GRANT

Grant planning permission subject to the conditions set out in appendix 1 of the report and subject to the following:

1. That a further condition be added restricting access to the Church via the North Harrow Shopping Parade only except in cases of emergency when access via the shared driveway would be permitted.
2. That in the event of the applicant not accepting the additional condition the application be referred back to the Committee for determination.

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

193. 2-06 - 22-24 High Street, HA3 7AA - P-4474-18

PROPOSAL: First floor rear extension, creation of 2nd and 3rd floors at rear comprising of 4 flats (3 x 1 bed 1 x 2 bed), bin and cycle stores.

The Committee resolved to approve the officer recommendations.

DECISION: GRANT

Grant planning permission subject to authority being delegated to the Chief Planning Officer in consultation with the Director of Legal and Governance Services for the completion of the 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 in the addendum.

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

194. Any Other Buiness

As this was her last meeting before leaving, the Council members thanked Manize Talukdar for the support and advice she had given to the Committee.

The audio recording of this meeting can be found at the following link:

<http://www.harlow.gov.uk/www2/ieListDocuments.aspx?CId=1001&MId=64445&Ver=4>

(Note: The meeting, having commenced at 6.33 pm, closed at 8.01 pm).

(Signed) COUNCILLOR KEITH FERRY
Chair