

# PLANNING COMMITTEE

## MINUTES

### 22 MAY 2019

**Chair:** \* Councillor Keith Ferry

**Councillors:** \* Simon Brown \* Anjana Patel  
\* Stephen Greek \* Sachin Shah  
\* Ajay Maru (2) \* Bharat Thakker

**In attendance:** Marilyn Ashton Minute 195  
**(Councillors)** John Hinkley  
Jean Lammiman

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

#### 195. Attendance by Reserve Members

**RESOLVED:** To note the attendance at this meeting of the following duly constituted Reserve Members:

Ordinary Member

Reserve Member

Councillor Ghazanfar Ali

Councillor Ajay Maru

#### 196. Appointment of Vice Chair

**RESOLVED:** To appoint Councillor Ghazanfar Ali as Vice-Chair of the Planning Committee for the 2019/2020 Municipal Year.

**197. 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>
Councillor Marilyn Ashton	2/03 Avondale Lodge, 8 Pynacles Close
Councillor John Hinkley	2/05 121 Rowlands Avenue
Councillor Jean Lammiman	2/05 121 Rowlands Avenue
Councillor Marilyn Ashton *	2/06 91 Aylesford Avenue (*left the room when the item was deliberated upon)

**198. Declarations of Interest**

**RESOLVED:** To note that the following interests were declared:

Agenda Item 1/01 – Elmgrove Primary School & Nursery, Kenmore Avenue  
Councillor Ajay Maru declared a non-pecuniary interest in that his wife worked for Elmgrove Primary School. He would remain in the room whilst the matter was considered and voted upon.

Agenda Item 2/07 – Ferrari House, 102 College Road  
Councillor Keith Ferry declared a pecuniary interest in that he has an association with the applicant. He left the room whilst the matter was considered and voted upon.

**199. Minutes**

**RESOLVED:** That the minutes of the meeting held on 17 April 2019 be taken as read and signed as a correct record.

**200. Public Questions, Petitions and Deputations**

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

**201. References from Council and other Committees/Panels**

**RESOLVED:** To note that there were none.

**RESOLVED ITEMS**

**202. Addendum and Supplemental Addendum**

**RESOLVED:** To accept the Addendum and the Supplemental Addendum.

### 203. 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, 2/05 and 2/06 on the list of planning applications.

### 204. 1-01 Elmgrove Primary School & Nursery, Kenmore Avenue, Harrow - P5599-18

**PROPOSAL:** Redevelopment to provide two storey building (part demolition of existing building); erection of part single and two storey temporary classrooms; hard and soft landscaping; bin, cycle and scooter storage.

The Committee resolved to approve the officer recommendations.

#### **DECISION: GRANT**

**Recommendation A:** under Regulation 3 of the Town and Country Planning General Regulations 1992, GRANT planning permission for the development described in the application and submitted plans subject to authority being delegated to the Chief Planning Officer upon the receipt of an acceptable biodiversity report and emergence surveys, and subject to the conditions, any minor amendment to these conditions listed in Appendix 1 of the officer report, and any other additional conditions that may be required following the submission of an acceptable biodiversity report.

**Recommendation B:** that if the applicant fails to provide a satisfactory biodiversity report and emergence surveys by the 22nd August 2019 or as such extended period as may be agreed by the 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 Chief Planning Officer.

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

### 205. 2-01 The Star Public House, South Harrow Hill Avenue - P-5614-18

**PROPOSAL:** Redevelopment to provide part 2/part 4 storey building with basement comprising of 10 residential units (1 x 1 bed and 8 x 2 bed) (Use class C3); including one unit (1x 2bed) to be ancillary to the Public House sited at ground floor and basement (Use class A4); bin and cycle stores; landscaping.

The Committee resolved to approve the officer recommendations.

#### **DECISION: GRANT**

**Recommendation A:** 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.

**Recommendation B:** that if, by 24th July 2019 or such extended period as may be agreed in writing by the Chief Planning Officer, the section 106 Planning Obligation is not completed, then delegate the decision to the 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.*

**206. 2-02 - Canons Park, Whitchurch Lane - P-0212-19**

**PROPOSAL:** Single storey detached facilities building for use by The Shaw Trust; installation of three green houses; associated landscaping (removal of existing containers).

The Committee resolved to approve the officer recommendations.

**DECISION: GRANT**

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

**207. 2-03 - Avondale Lodge, 8 Pynacles Close - P-0419-19**

**PROPOSAL:** Re-development to provide a two storey dwellinghouse with basement and habitable roofspace; parking and boundary treatment.

A Member proposed refusal on the following grounds:

The proposal, by reason of excessive scale and bulk, 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**

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

*Councillors Simon Brown, Sachin Shah, Ajay Maru and Keith Ferry voted for the application.*

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

**208. 2-04 - 36 Masons Avenue - P-1004-19**

**PROPOSAL:** First Floor Extension and Alterations to Ground Floor Access.

Following a question from a Member, an officer advised that:

- The parking arrangements had been assessed as outlined on p.184 of the officer report, and the congregation were encouraged to use the Harrow Leisure Centre car park which had additional capacity during hours of worship.

The Committee received representations from an objector, Raj Patel, and from a representative of the applicant, Roger Pidgeon.

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 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 Section 106 Agreement Heads of Terms would cover the submission and implementation of a Travel Plan.

**Recommendation B:** that if the Section 106 Agreement is not completed by 30th August 2019, or as such extended period as may be agreed by the 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.*

### **209. 2-05 - 121 Rowlands Avenue - P-1245-19**

**PROPOSAL:** Single storey and two storey front extension; two storey side to rear extension; single storey rear extension; alterations to roof to raise ridge height; external alterations, formation of basement in rear garden; single storey glazed rear extension to form staircase enclosure (retrospective).

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

- The roof height had been measured twice and confirmed to be in line with the officer report. It was also explained that if the height was as claimed by the objector then it would still be an acceptable measurement in scope with the street scene.

The Committee received representations from an objector, Solomon N'je, a representative of the applicant, Mr Juttla, and Councillors John Hinkley and Jean Lammiman.

A Member proposed refusal on the following grounds:

The application, by reason of excessive roof height, would cause harm to 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**

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

*Councillors Simon Brown, Sachin Shah, Ajay Maru and Keith Ferry voted for the application.*

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

**210. 2-06 - 91 Lady Aylesford Avenue - P-0879-19**

**PROPOSAL:** Single storey rear extension (demolition of rear conservatory).

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

- The design was consistent with the character and pattern of development on the estate, and the materials being used were subject to a condition that would ensure it matches the existing property and integrates with the appearance of the local area.

The Committee received representations from an objector, Martin Russell, the applicant, and Councillor Marilyn Ashton.

A Member proposed refusal on the following grounds:

This proposal would give rise to an unacceptable and disproportionate form of development, to the detriment of 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 the Conditions listed in Appendix 1 of the officer report, and as amended by the Addendum and Supplemental Addendum.

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

*Councillors Simon Brown, Sachin Shah, Ajay Maru and Keith Ferry voted for the application.*

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

**211. 2-07 - Ferrari House, 102 College Road - P-0587-18**

**PROPOSAL:** Removal of “Local Goods and Services” and “Local Labour clause” from Heads of Terms (*Third floor rear extension and creation of fourth floor to accommodate 11 unit HMO single occupancy units over extended third and fourth floors with communal kitchen/dining area*).

(Prior to consideration of this item Councillor Keith Ferry withdrew from the room and Councillor Sachin Shah took the Chair).

The Committee resolved to approve the officer recommendations.

**DECISION: GRANT**

**Recommendation A:** 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.

**Recommendation B:** that if the Section 106 Agreement is not completed by 31 May 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.*

**212. Any Other Urgent Business**

**RESOLVED:** To note that there was none.

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

<https://www.harrow.gov.uk/www2/ieListDocuments.aspx?CId=1001&MIId=64447&Ver=4>

(Note: The meeting, having commenced at 6.30 pm, closed at 7.44 pm).

(Signed) COUNCILLOR KEITH FERRY  
Chair