

PLANNING COMMITTEE

MINUTES

24 JULY 2019

Chair: † Councillor Keith Ferry

Councillors: * Ghazanfar Ali (Vice-Chair in the Chair) * Ajay Maru (2)
* Simon Brown * Anjana Patel
* Stephen Greek * Kiran Ramchandani (4)
* Bharat Thakker

* Denotes Member present
(2) and, (4) Denote category of Reserve Members
† Denotes apologies received

213. Attendance by Reserve Members

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

Ordinary Member

Councillor Keith Ferry
Councillor Sachin Shah

Reserve Member

Councillor Ajay Maru
Councillor Kiran Ramchandani

214. Right of Members to Speak

RESOLVED: That no Members, who were not members of the Committee, had indicated that they wished to speak at the meeting.

215. Declarations of Interest

RESOLVED: To note that there were no declarations of interests made by Members.

216. Minutes

RESOLVED: That the minutes of the meeting held on 22 May 2019 be taken as read and signed as a correct record.

217. Public Questions

RESOLVED: To note that no public questions were received.

218. Petitions

RESOLVED: To note the receipt of a petition from the residents of Canons Park Conservation Area in relation to proposed works to a tree with a Tree Preservation Order in Canons Drive, Edgware, which was referred to the Corporate Director, Community for consideration.

219. Deputations

RESOLVED: To note that no deputations were received at the meeting under the provisions of Committee Procedure Rule 16.

220. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

RESOLVED ITEMS

221. Addendum and Supplemental Addendum

RESOLVED: To accept the Addendum and Supplemental Addendum.

222. 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.

223. 2-01 14A Ashburnham Avenue - P-2116-19

PROPOSAL: Single storey and first floor front extension; two storey side to rear extension incorporating undercroft; single storey rear extension; external alterations including creation of sunken patio area (demolition of conservatory) (amended development description).

The Committee resolved to approve the officer recommendations.

DECISION (Unanimous): GRANT permission for the development described in the application and submitted plans, as amended by the addendum, subject to conditions and informatives.

224. 2-02 Druries, High Street - P-0466-19

PROPOSAL: Five storey rear extension with concealed clearstorey windows to flat roof; basement; new roof to rear conservatory; balustrade at rear; reinstate lightwell; extension to lightwell; new glass canopy; steel handrail; new canopy to entrance; new external windows and doors; bin store; new terrace at rear; landscaping; retaining wall; steps; hardsurfacing; external alterations; dismantle and repair conservatory; new roof to rear conservatory; repair steps; repair walls; new gate and mesh fence; repair balcony; alterations to parapet; re-roof existing flat roof ; replace rooflights; repair windowsill; rebuild and alterations to chimney; remove flue; remove gate and doors.

The Committee resolved to approve the officer recommendations.

DECISION (Unanimous): GRANT permission for the development described in the application and submitted plans, as amended by the addendum, subject to conditions and informatives.

225. 2-03 Druries, High Street - P-0478-19

PROPOSAL: Listed Building Consent: Five storey rear extension with concealed clearstorey windows to flat roof; replacement roof to rear conservatory; balustrade at rear; reinstate lightwell; extension to lightwell; new glass canopy; steel handrail; new canopy to entrance; new windows and doors; bin store; new terrace at rear; landscaping; retaining wall; steps; hardsurfacing; internal and external alterations; repairs to conservatory and steps.

The Committee resolved to approve the officer recommendations.

DECISION (Unanimous): GRANT permission for the development described in the application and submitted plans, subject to conditions and informatives.

226. 2-04 Bannister Sports Centre P-4748-18

PROPOSAL: Upgrading and regrading of existing sports pitches to create four natural grass pitches and one 3G synthetic pitch with floodlights and associated landscaping and security fencing (4.5m high ball stop fence and 1.2m-2m high pitch perimeter barrier), storage container and two team dugouts.

The officer verbally reported additional conditions attached to the planning application as follows: -

Page 142 Condition 4 to read 'The floodlighting shall only be used between:- 0800 and 20.30';

Page 143 Condition 6 to read 'No floodlighting or other forms of external lighting, other than those shown on the approved plans,';

Page 143 Condition 7 – delete as it was a duplication;

Page 143 Condition 8 – amend hours of approved lighting to be consistent with the athletics track ie to read 08.00 and 20.30;

Page 143 Condition 9 – delete as it was a duplication;

Page 144 Condition 10 – to read 'Prior to the use of the new pitches, an Event Management Plan shall be submitted to the local planning authority and approved in writing, covering how travel arrangements, in particular parking for large scale events would be managed. The site shall thereafter be managed in accordance with the approved details of the Event Management Plan.'

The Committee received representations from an objector, Brian Stoker, and from a representative of the applicant, Scott Cranfield.

A Member sought clarification as to the proposal for parking at the site and questioned how a decision could be made without all of the relevant information. The officer advised that a separate application had been submitted to address overspill parking and that the application before Members had been submitted at this time as funding had been secured from the Football Association; this was in the sum of approximately £400,000. If the plans were revised, there would be consultation but concerns could be addressed through the use of conditions. It was not possible to prevent a property transaction by the use of a planning condition.

A Member expressed the view that the expected funding from the Football Association should not be jeopardised. In response to a Member's question, the officer advised that the requirements had been met in terms of funding.

A Member proposed a deferral of the application on the following grounds:

There were uncertainties in terms of parking and consideration of the application should be deferred until the application in relation to overspill parking was before Members so that both applications could be considered together.

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

A Member proposed refusal on the following grounds:

There is a lack of sufficient information to demonstrate that the parking impacts of this application can be mitigated to an acceptable level, to avoid unacceptable harm to local residential amenity, contrary to policies DM1, DM42, DM43, DM46 and DM48 of the Local Plan, CS1 of the Core Strategy, and 6.13 of the London Plan.

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

The Committee resolved to approve the officer recommendations.

DECISION: GRANT permission for the development described in the application and submitted plans, as amended by the verbally reported conditions, subject to conditions and informatives.

227. Any other urgent business

RESOLVED: To note that there was no urgent business.

The audio recording of this meeting can be found at the following link:
<http://www.harrow.gov.uk/www2/ieListDocuments.aspx?CId=1001&MId=64638>

(Note: The meeting, having commenced at 6.30 pm, closed at 7.17 pm).

(Signed) COUNCILLOR GHAZANFAR ALI
Vice-Chair in the Chair