

PLANNING COMMITTEE

MINUTES

4 SEPTEMBER 2019

Chair: * Councillor Keith Ferry

Councillors: * Peymana Assad (3) * Christine Robson (1)
* Simon Brown * Norman Stevenson (1)
* Stephen Greek * Bharat Thakker

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

228. Attendance by Reserve Members

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

Ordinary Member

Councillor Anjana Patel
Councillor Ghazanfar Ali
Councillor Sachin Shah

Reserve Member

Councillor Norman Stevenson
Councillor Peymana Assad
Councillor Christine Robson

229. 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.

230. Declarations of Interest

RESOLVED: To note that the following interest was declared:

Agenda Item 12 (a) 2/01 12 Courtfield Crescent – P/1219/19

Councillor Thakker declared a pecuniary interest in that he owned a property in the vicinity of the proposed development site. He intended to leave the room whilst the matter was considered and voted upon but in the event the item was deferred pending a site visit.

231. Minutes

RESOLVED: That the minutes of the meeting held on 24 July 2019 be taken as read and signed as a correct record.

232. Public Questions

RESOLVED: To note that no public questions were received.

233. Petitions

RESOLVED: To note that a petition was received on behalf of Courtfield Crescent Residents objecting to the proposed HMO at 12 Courtfield Crescent – Application P/1219/19.

234. Deputations

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

235. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

RESOLVED ITEMS

236. Addendum

RESOLVED: To accept the Addendum.

237. 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 2/01 on the list of planning applications.

[Note: Planning application 2/01 was subsequently deferred, and so the representations were not received].

238. 1/01 Tesco Stores Ltd, 404 Kenton Lane - P/2087/19

PROPOSAL

Second and third floors to create part 3/part 4 storey building including side extension comprising of 26 flats (7 X 1 bed and 19 X 2 bed) and ground floor commercial floorspace (Use Classes A1/A2/D2); two storey building with habitable roof at rear comprising of 3 flats (2 X 3 bed and 1 X 2 bed); parking; landscaping; bin stores.

Following a question the Planning Officer confirmed that details of the affordable housing to be provided were set out in the addendum.

The Committee resolved to approve the officer recommendations.

DECISION (Unanimous): GRANT

RECOMMENDATION A

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 this report) or the legal agreement. The Section 106 Agreement Heads of Terms would cover the following matters:

- A carbon offset contribution (£43,588 / 726.46 tonnes) to be paid prior to commencement of the development. The obligation should also require that upon completion of the development, the developer is to submit final Building Regulations Part L calculations (as-built) confirming the carbon emissions reductions achieved and the emissions that need to be offset. This should be compared against the energy strategy and any requirement beyond that already offset (726.46 tonnes) addressed through an additional offset payment calculated at a rate of £60 / tonne to be offset, over 30 years (i.e. £1,800 per tonne).
- Affordable Housing to be provided as set out in the addendum.
- Planning permission monitoring fee of £500;

Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement.

RECOMMENDATION B

That if, by 4th December 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 following reason.

1. The proposed development, in the absence of a Legal Agreement to provide appropriate improvements, benefits and monitoring that directly relate to the development, would fail to adequately mitigate the impact of the development on the wider area and provide for necessary social, environmental and physical infrastructural improvements arising directly from the development, contrary to the National Planning Policy Framework (2019), policies 5.2 and 5.3 of The London Plan (2016), Core Strategy (2012) policy CS1 and policies DM1, DM13, DM14 and DM50 of the Harrow Development Management Policies Local Plan and the Supplementary Planning Document: Planning Obligations & Affordable Housing (2013).

239. 2/01 12 Courtfield Crescent - P/1219/19

PROPOSAL

Conversion of dwelling to house of multiple occupancy (HMO) for up to 10 people (Use class Sui Generis); part conversion of garage to habitable room and bin store; new roof to garage; external alterations

A number of members indicated that consideration of this application would benefit from a site visit following which it was

RESOLVED: That item be deferred to enable a site visit to be carried out.

240. Any Other Urgent Business

RESOLVED: To note that there was no other 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=64639&Ver=4>

(Note: The meeting, having commenced at 6.30 pm, closed at 6.45 pm).

(Signed) COUNCILLOR KEITH FERRY
Chair