

PLANNING COMMITTEE

MINUTES

20 NOVEMBER 2019

Chair: * Councillor Keith Ferry

Councillors: Ghazanfar Ali * Christine Robson (1)
* Stephen Greek * Sachin Shah
* Anjana Patel * Bharat Thakker

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

268. Attendance by Reserve Members

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

Ordinary Member

Reserve Member

Councillor Simon Brown

Councillor Christine Robson

269. 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.

270. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Agenda Item 2/06 – 116 College Road, Harrow – P/2436/19

Councillor Bharat Thakker declared a disclosable pecuniary interest in that he owned a property in the area. He would leave the room whilst the matter was considered and voted upon.

Agenda Item 2/06 – 116 College Road, Harrow – P/2436/19

Councillor Keith Ferry declared a disclosable pecuniary interest in that he was in association with the applicant. He would leave the room whilst the matter was considered and voted upon.

271. Minutes

RESOLVED: That the minutes of the meeting held on 16 October 2019 be taken as read and signed as a correct record.

272. Public Questions

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

273. Petitions

RESOLVED: To note that there were none.

274. Deputations

RESOLVED: To note that there were none.

275. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

276. Addendum

RESOLVED: To approve the Addendum and Supplemental Addendum.

277. 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 – 17 Kingsley Road, South Harrow, HA2 8LD – P/3226/19 on the list of planning applications.

RESOLVED ITEMS

278. 1/01 - Bessborough Road - P/0308/19

RESOLVED: That the application be deferred and considered at a future Planning Committee meeting.

279. 2/03 - 65 Stanmore Hill - P/0310/19

RESOLVED: That the application be deferred and considered at a future Planning Committee meeting.

280. 2/01 - 17 Kingsley Road, South Harrow, HA2 8LD - P/3226/19

PROPOSAL

Redevelopment to provide a three storey building containing 4 flats comprising 2 x 1 bed maisonettes with habitable roofspace and 2 x 2 bed self-contained flats ; amenity space and bin / cycle storage.

Officers introduced the application setting out the proposals outlined in the report and the addendum.

In response to questions from the Committee, the Planning Officer confirmed that:

- Planning permission had been previously granted at the site and building works had already commenced. Issues with existing party wall had been resolved through the submission of a new planning application.
- There would no amenity impact on neighbouring properties resulting from the additional depth and this had been appropriately mitigated by 0.9m of scale from the property.
- The proposal was completely car free and as such no car parking spaces would be provided to residents. However, the proposal was deemed acceptable with the view that alternative sustainable means of transport could be better promoted instead.

The committee then received representations from an objector, Mr Pete Weir, and from the agent to the applicant, Mr Alfred Boyden, who outlined their arguments for seeking refusal and approval of the application respectively.

DECISION (Unanimous): GRANT

RECOMMENDATION: Planning permission to grant subject to the Conditions listed in Appendix 1 of the report as varied by the Supplemental Addendum.

281. 1/02 - 354 High Road - p/2158/19

PROPOSAL

Use of premises for retail (Use Class A1); alterations to shop front; external alterations; provision of additional car parking spaces; landscaping and removal of garden centre.

Officers introduced the application setting out the proposals in the report as varied by the Supplemental Addendum.

In response to questions from the Committee, the Planning Officers confirmed that:

- The two hour parking limit set by the applicant was seen as the optimal balance between ensuring adequate parking spaces turnover in line with anticipated demand and allowing customers sufficient time to undertake other linked trips within the area. Whilst a deed of variation of the time limit was possible in the future without having to renegotiate the Section 106 agreement, enforcement of parking restrictions would ultimately be responsibility of the applicant.
- Sale of alcohol at the premises was regulated by Licensing conditions, which were independent from Planning. Both sets of criteria would have to be agreed upon in order for the premises to be allowed to legally operate.

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 Keith Ferry, Ghazanfar Ali, Sachin Shah, Stephen Greek, Anjana Patel and Bharat Thakker voted for the application.

Councillor Christine Robson abstained from voting on the application.

RECOMMENDATION A

Planning permission to grant 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.

RECOMMENDATION B

That if the Section 106 Agreement is not completed by 21st February 2020, 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 on the grounds that:

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 secure the necessary agreements and commitments in

relation to the development, contrary to the National Planning Policy Framework (2019), Policies 4.8, 6.3, and 8.2 of the London Plan (2016), Policies CS1 of the Harrow Core Strategy (2012) and Policies DM37, DM43 and DM50 of the Local Plan (2013), and the provisions of the Harrow Planning Obligations supplementary planning document (2013).

282. 2/02 - 46 Flambard Road, Harrow - P/3387/19

PROPOSAL:

Redevelopment To Provide Two Storey Building Comprising Of 7 Self Contained Supported Living Units (Use Class C3); Landscaping; Parking; Bin And Cycle Stores.

The Committee resolved to approve the officer recommendations.

DECISION (Unanimous): GRANT

RECOMMENDATION: Planning permission to grant subject to the Conditions listed in Appendix 1 of the report as varied by the Supplemental Addendum.

283. 2/04 - Avanti House Secondary School, Wemborough Road - P/3115/19

PROPOSAL

First floor side extension to sports block; enclosed staircase at rear; external alterations.

The Committee resolved to approve the officer recommendations.

DECISION (Unanimous): 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 this report) or the legal agreement.

RECOMMENDATION B

That if the Section 106 Agreement is not completed by 21st February 2020, 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 on the grounds that:

The proposed development, in the absence of a Legal Agreement to provide appropriate benefits that directly relate to the development and safeguarding from overdevelopment of the site, would fail to secure the high quality design

and necessary agreements and commitments in relation to the development, contrary to the National Planning Policy Framework (2019), Policies 7.4, 7.6, and 8.2 of the London Plan (2016), Policies CS1 of the Harrow Core Strategy (2012) and Policies DM1, DM46 and DM50 of the Local Plan (2013), and the provisions of the Harrow Planning Obligations supplementary planning document (2013).

284. 2/05 - Brent House, 214 Kenton Road - P/3567/19

PROPOSAL:

Construction of additional floor to provide four flats; enclosure of roof-top plant; removal of redundant rooftop equipment; replacement of parapets and balustrades; provision of a brise soleil to lower terraces; additional parking and cycle storage; external alterations.

The Committee resolved to approve the officer recommendations.

DECISION (Unanimous): GRANT

RECOMMENDATION: Grant planning permission subject to conditions listed in Appendix 1 of the report as varied by the Supplemental Addendum.

Councillors Keith Ferry and Bharat Thakker, having declared a pecuniary interest, left the room for the duration of the next item. Councillor Ghazanfar Ali took over the role of Chair for the remainder of the meeting.

285. 2/06 - 116 College Road, Harrow - P/2436/19

PROPOSAL:

Addition of fourth and fifth floors to create 28 room shared accommodation with communal areas (Use Class Sui Generis); bin and cycle stores.

The Committee resolved to approve the officer recommendations.

DECISION (Unanimous): GRANT

RECOMMENDATION A

Grant planning permission subject to authority being delegated to the Chief Planning Officer 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 report) or the legal agreement.

RECOMMENDATION B

That if, by 28th February 2020 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 audio recording of this meeting can be found at the following link:

<https://www2.harrow.gov.uk/ieListDocuments.aspx?CId=1001&MId=64642&Ver=4>

(Note: The meeting, having commenced at 6.30 pm, closed at 7.15 pm).

(Signed) COUNCILLOR KEITH FERRY
Chair