

Planning Committee

Minutes

23 September 2020

Present:

Chair: Councillor Keith Ferry

Councillors: Ghazanfar Ali
Marilyn Ashton
Christopher Baxter
Ajay Maru
Anjana Patel
Sachin Shah

In attendance (Councillors): Dan Anderson For Minute 426.

410. Attendance by Reserve Members

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

Ordinary Member

Councillor Simon Brown

Reserve Member

Councillor Ajay Maru

411. Right of Members to Speak

RESOLVED: That, in accordance with Committee Procedure Rule 4.1, the following Councillor, who was not a Member of the Committee, be allowed to speak on the agenda item indicated:

Councillor

Dan Anderson

Planning Application

2/04, 97 West Street Harrow, HQ1 3EL
(P/1531/20)

412. Declarations of Interest

RESOLVED: To note that:

- (1) the Declarations of Interests published in advance of the meeting on the Council's website were taken as read; and
- (2) the following interest was declared at the meeting:
 - a) Agenda Item 1/02 Central Depot, Forward Drive, HA3 8NT (P/2508/20)

Councillor Ajay Maru declared a non-pecuniary interest in that he was the Ward Councillor for Kenton West. He would remain in the meeting whilst the matter was considered and voted upon.

413. Minutes

RESOLVED: That the minutes of the meeting held on 2 September 2020 be taken as read and signed as a correct record.

414. Public Questions

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

415. Petitions

RESOLVED: To note that no petitions were received.

416. Deputations

RESOLVED: To note that no deputations were received.

417. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

418. Addendum

RESOLVED: To accept the Addendum and Supplemental Addendum.

419. 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 2/02 and 2/04 on the list of planning applications.

Resolved Items

420. 1/01 Harrow View East Plot C2B , P/2245/20

PROPOSAL: full planning application for the construction of one industrial unit (Use Classes B1c and B8) and associated vehicle access, parking and landscaping.

Councillor Marilyn Ashton proposed that the hours of operation should be: Monday to Saturday, 7am to 10pm, and Sunday, 9am to 4pm. These hours should be attached to the planning permission, as opposed to being put to the applicant. In the event the applicant disagreed with them, the alternative suggestions would come back to the Committee.

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

Councillors Ali, Ferry, Maru and Shah voted against the proposal.

Councillors Ashton, Baxter and Patel voted for the proposal.

The Committee resolved to approve officer recommendations (as amended by the Addendum), and to delegate authority to the Interim Chief Planning Officer to agree hours of operation with the applicant.

The Planning Committee was asked to:

RECOMMENDATION A

- 1) agree the reasons for approval as set out in the report; and
- 2) grant planning permission subject to the Conditions listed in Appendix 1 of the report, as amended by the Addendum, and 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 a legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling legislation and subject to minor amendments to the conditions (set out in Appendix 1 of the report) or the legal agreement. The Section 106 Agreement Heads of Terms would cover the following matters :

Highways and Parking

i. Travel Plan

- a) submission of a travel plan based on the framework travel plan for each phase of development prior to occupation and to cover an initial monitoring period of 5 years.

ii. Appointment of a Travel Plan Co-ordinator.

iii. Employment and Training Plan

- a) payment of local Employment Contribution to the Council upon commencement of development and to be used towards employment and training initiatives within the Council's administrative area; and
- b) submission of an employment, training and recruitment plan to the Council for its approval.

iv. Legal Costs and Monitoring Fee

- a) payment of section 106 monitoring fee upon completion of section 106 agreement; and
- b) payment of all reasonable legal fees upon completion of section 106 agreement.

RECOMMENDATION B

That if the Section 106 Agreement was not completed by 23 December 2020 or as such extended period as may be agreed by the Interim Chief Planning Officer, then it was recommended to delegate the decision to REFUSE planning permission to the 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 and provide for necessary social, environmental and physical infrastructural improvements arising directly from the development, contrary to the National Planning Policy Framework (2019), policies 3.11, 3.13, 5.2, 6.3, 7.4, 7.5 and 7.6 of The London Plan (2016), Core Strategy (2012) policy CS1, policies AAP3, AAP13 and AAP19 of the Harrow and Wealdstone Area Action Plan(2013) and policies DM1, DM2 DM42, DM43 and DM50 of the Harrow Development Management Policies Local Plan and the Supplementary Planning Document: Planning Obligations (2013).

DECISION: GRANT

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

Councillors Ali, Ferry, Maru and Shah voted for the application.

Councillors Ashton, Baxter and Patel abstained from voting.

421. 1/02 Central Depot, Forward Drive HA3 8NT P/2508/20

PROPOSAL: retention of temporary modular buildings for use as two storey office accommodation to facilitate works to existing office accommodation on site.

The Committee resolved to accept officer recommendations.

RECOMMENDATION

The Planning Committee is asked to:

- 1) agree the reasons for approval as set out in the report; and
- 2) grant planning permission subject to the Conditions listed in Appendix 1 of the report.

DECISION: GRANT

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

422. 1/03 33- 39 Lowlands Road HA1 3AN P/1656/20

PROPOSAL: redevelopment to provide 9 storey building with basement level comprising of 104 co-living units (Use class Sui Generis) with communal living area; co-working space and cafe (Use Class E) to ground floor level; proposed vehicle access; hard and soft landscaping; bin and cycle stores; parking.

Councillor Marilyn Ashton proposed refusal for the following reasons:

- 1) The proposal, by reason of its scale, mass and unsympathetic design would be detrimental to the setting of the Roxborough Park and the Grove Conservation Area, the locally listed group of buildings sited opposite the proposed development, contrary to policies CS1 Harrow Core Strategy (2012), the London Plan (2016) policies 3.3 and 3.5, Draft London Plan (2019) policy D1, Harrow Development Management Policy DM6 and DM7, and would not preserve or enhance the character and appearance of the Roxborough and the Grove Conservation Area, contrary to policy 7.8 London Plan (2016) and HC1 Draft London Plan (2019).

The motion was seconded by Councillor Anjana Patel, put to the vote, and lost.

The Committee resolved to approve officer recommendations (as amended by the Supplemental Addendum).

RECOMMENDATION

The Planning Committee was asked to:

- 1) agree the reasons for approval as set out in the report, and
- 2) 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, to secure the obligations set out in the report 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.

DECISION: GRANT

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

Councillors Ali, Ferry, Maru and Shah voted for the application.

Councillors Ashton, Baxter and Patel voted against.

423. 2/01 West House Gallery Café, West End Lane HA5 1AE P/1292/20

PROPOSAL: enlargement of terrace area to cafe and installation of perimeter timber post and railings (as amended by the Addendum).

The Chief Planning Officer requested that the item be deferred to allow for further consultation. The application would be brought back to Committee at a later date.

DECISION: DEFER

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

424. 2/02 Garages adjacent, 12A Woodridings Close P/1928/20

PROPOSAL: re-development to provide a two storey building for two flats (2x1 bedroom); private amenity space for each flat; parking; landscaping; boundary treatment; bin/cycle storage.

The Committee received representations from Paul Tindley (objector) and David Ewins (agent for the applicant). Both objector and agent outlined their reasons for seeking refusal, and approval, of the application, respectively.

Councillor Marilyn Ashton proposed refusal for the following reasons:

- 1) The proposal, by reason of its siting and mass, would represent an overdevelopment of a constrained site and would be detrimental to the character and appearance of the area and would be unduly prominent and bulky in the street-scene and when viewed from the rear gardens of adjoining Hallam Gardens, contrary to policies 3.4, 7.4 and 7.6 of the London Plan (2016), Policy CS1 of the Harrow Core Strategy and DM1 of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).

The proposal was seconded by Councillor Anjana Patel, put to the vote, and lost.

The Committee resolved to approve the officer recommendation.

RECOMMENDATION

The Planning Committee was asked to:

- 1) agree the reasons for approval as set out in the report; and
- 2) grant planning permission subject to the Conditions listed in Appendix 1 of the report.

DECISION: GRANT

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

Councillors Ali, Ferry, Maru and Shah voted for the application.

Councillors Ashton, Baxter and Patel voted against.

425. 2/03 9 &11 New Road Sudbury Hill HA1 3QJ P/2023/20

PROPOSAL: redevelopment to provide two storey building with habitable roofspace comprising of eight flats (4 x 1 bed and 4 x 2 bed); parking; landscaping; bin and cycle stores (demolition of existing dwellings).

The Committee resolved to approve the officer recommendation.

RECOMMENDATION

The Planning Committee was asked to:

- 1) agree the reasons for approval as set out in the report; and
- 2) grant planning permission subject to the Conditions listed in Appendix 1 of the report (as amended by the Addendum).

DECISION: GRANT

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

426. 2/04 97 West Street Harrow HA1 3EL P/1531/20

PROPOSAL: Certificate of Lawful Development (proposed): use of dwelling house (class c3) as house in multiple occupation (HMO) for up to six persons with internal alterations.

The Committee received representations from Andrew Fazakerley (objector) and Suresh Vajgiani (Applicant). The Chair read the written statement from Andrew Fazakerley.

The Committee also received representation from Councillor Dan Anderson (Ward Councillor).

The objector, Ward Councillor, and applicant outlined their reasons for seeking refusal, and approval, of the application, respectively.

The Committee resolved to approve the officer recommendation (as amended by the Addendum and Supplemental Addendum).

RECOMMENDATION

The Planning Committee was asked to:

- 1) agree the reasons for approval as set out in the report; and
- 2) grant the Certificate of Lawful Proposed Development.

DECISION: GRANT

The Committee wished it to be recorded that the decision to grant the Certificate of Lawful Proposed Development was unanimous.

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

<https://www.harrow.gov.uk/virtualmeeting>.

(Note: The meeting, having commenced at 6.30 pm, closed at 8.23 pm).

(Signed) Councillor Keith Ferry
Chair