

Planning Committee

Minutes

20 October 2021

Present:

Chair: Councillor Pamela
Fitzpatrick

Councillors: Marilyn Ashton
Christopher Baxter
Simon Brown
Maxine Henson
Nitin Parekh
Anjana Patel

396. Attendance by Reserve Members

RESOLVED: To note that there were no Reserve Members in attendance at this meeting.

397. 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.

398. Declarations of Interest

RESOLVED: To note that the Declarations of Interests published in advance of the meeting on the Council's website were taken as read.

399. Minutes

RESOLVED: That the minutes of the meeting held on 29 September 2021 be taken as read and signed as a correct record.

400. Public Questions

RESOLVED: To note that no public questions were put.

401. Petitions

RESOLVED: To note that no petitions were received.

402. Deputations

RESOLVED: To note that no deputations were received.

403. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

404. Addendum

RESOLVED: To accept the Addendum.

Resolved Items

405. Representations on Planning Applications

RESOLVED: That in accordance with the provisions of Committee Procedure Rule 29 (Part 4B of the Constitution), representations be received in respect of items 2/01 and 2/02 on the list of planning applications.

406. 1/01, Matrix House, 219 Alexandra Avenue, P/3815/20

PROPOSAL: modification of S106 obligation attached to planning permission P/0640/16 dated 25 August 2016 to vary on site affordable housing contribution.

The Committee resolved to accept officer recommendations.

RECOMMENDATIONS

The Planning Committee was asked to:

- 1) agree the reasons for approval as set out in the report (the delegated decision is subject to the Interim Chief Planning officer to complete the Deed of Modification), and
- 2) grant the modification of the section 106 agreement, 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. The Deed of Modification would cover the following matters:
 - removal of affordable housing provision on site (12 Shared Ownership Units); and
 - payment of a commuted sum of £822,106.

DECISION: GRANT

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

Councillors Ashton, Baxter, Brown, Fitzpatrick, Henson and Patel voted to grant the application.

Councillor Parekh abstained from voting on the application.

407. 2/01, Alden Mead, 14 The Avenue, P/1890/21

PROPOSAL: creation of third floor comprising two additional flats (2 x 1 bed), single storey cycle enclosure and increase hardstanding at rear (as amended by the Addendum).

The Committee received representation from Seetal Popat (objector), who urged the Committee to refuse the application. The applicant or their agent were not present, and did not address the Committee on the application.

Councillor Marilyn Ashton proposed refusal for the following reason:

- 1) the proposed design, appearance and materials used on the additional floor would be out of keeping and visually obtrusive within the locality to the detriment of the residential amenities of the neighbouring properties, particularly 12 The Avenue, given its close proximity to the site, contrary to the aspirations of The National Planning Framework (2021), D1 London Plan (2021), DM1 Harrow development Management Policies (2013), CS1 Harrow's Core Strategy (2012).

The proposal was seconded by Councillor Christopher Baxter, put to the vote and agreed.

The Committee resolved to refuse officer recommendations.

RECOMMENDATIONS

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: REFUSE

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

Councillors Ashton, Baxter, Henson and Patel voted to refuse the application.

Councillors Brown, Fitzpatrick and Parekh abstained from voting.

408. 2/02, 42 Chartley Avenue, HA7 3QZ, P/2912/21

PROPOSAL: redevelopment to provide one pair of two storey semi-detached dwellings; proposed vehicle access; parking; bin stores (demolition of outbuildings and side conservatory to existing dwelling) (as amended by the Addendum).

The Committee received representation from Amish Badiani (objector), and Jack Dusek (applicant), who urged the Committee to refuse and approve the application, respectively.

Councillor Marilyn Ashton proposed refusal for the following reason:

- 1) the proposed development, by reason of its siting, scale and design would be out of keeping and give rise to a cramped appearance in the street scene, contrary to the aspirations of The National Planning Policy Framework (2021), D1, D3 London Plan (2021), CS1B of Harrow's Core Strategy (2012), DM1 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 agreed.

The Committee resolved to accept officer recommendations.

RECOMMENDATIONS

The Planning Committee was asked to:

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

DECISION: REFUSE

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

Councillors Ashton, Baxter, Henson and Patel voted to refuse the application.

Councillors Brown, Fitzpatrick and Parekh voted to grant the application.

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 7.48 pm).

(Signed) Councillor Pamela Fitzpatrick
Chair