

Planning Committee

Minutes

19 January 2022

Present:

Chair: Councillor Nitin Parekh

Councillors: Marilyn Ashton
Christopher Baxter
Simon Brown
Ajay Maru
Anjana Patel
Rekha Shah

Apologies received: Maxine Henson

438. Attendance by Reserve Members

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

Ordinary Member

Reserve Member

Councillor Maxine Henson

Councillor Ajay Maru

439. Right of Members to Speak

RESOLVED: To note that there were none.

440. Declarations of Interest

RESOLVED: To note that there were none.

441. Minutes

RESOLVED: That the minutes of the meeting held on 8 December 2021 be taken as read and signed as a correct record.

442. Public Questions

RESOLVED: To note that no public questions were put.

443. Petitions

RESOLVED: To note that no petitions were received.

444. Deputations

RESOLVED: To note that no deputations were received.

445. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

446. Addendum

RESOLVED: To accept the Addendum, and Supplemental Addendum.

447. 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 item 2/03 and 2/06 on the list of planning applications.

Resolved Items

448. 2/01, Kilby's Industrial Estate & No.s 1-5 Bacon Lane, Edgware, P/3522/21

PROPOSAL: the proposal was for a variation of condition 2 (Approved Plans) attached to planning permission P/3667/19 (dated 11 March 2021) to allow addition of a rear dormer to 10 of the houses approved.

Councillor Marilyn Ashton proposed refusal for the following reason:

- 1) the additional former windows, by reason of their siting, will give rise to undue overlooking and loss of privacy to the dwellings nearby, over and above the approved proposal, and given that these rooms are now going to be used as studies, this will result in a loss of residential amenities within the locality, contrary to policies CS1 Harrow Core Strategy (2012), DM1 Harrow Development Management Policy (2013) and D1 London Plan (2021).

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

The Committee resolved to refuse officer recommendation.

RECOMMENDATION

The Planning Committee was asked to:

- 1) grant planning permission for the reason set out below, subject to the conditions in Appendix 1, and a variation to the S106 attached to planning permission P/3667/19 (dated 11 March 2021).

DECISION: REFUSE

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

Councillors Ashton, Baxter, Maru, Parekh, Patel and Shah voted to refuse the application.

Councillor Brown voted against the motion to refuse the application.

449. 2/02, 7 The Avenue, Rayners Lane, P/3949/21

PROPOSAL: conversion of dwelling into two flats (1 x 2 bed and 1 x 1 bed).

The Committee resolved to accept 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 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 majority of votes.

Councillors Brown, Maru, Parekh and Shah voted to grant the application.

Councillors Ashton, Baxter and Patel abstained from voting on the application.

450. 2/03, 15 Formby Avenue, Stanmore, P/4077/21

PROPOSAL: conversion of dwelling into two flats (2 x 2 bed); external alterations; separate amenity space; bin and cycle stores.

The Committee received representation from Dipika Patel (objector), and Dan Zecevic (applicant), who urged the Committee to refuse and approve the application, respectively.

The Committee resolved to accept 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 set out in Appendix 1 of the report, as varied in the Addendum.

DECISION: GRANT

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

Councillors Brown, Maru, Parekh and Shah voted to grant the application.

Councillors Ashton, Baxter and Patel abstained from voting on the application.

451. 2/04, 70 Uxbridge Road, Harrow Weald, P/2585/21

PROPOSAL: redevelopment to provide two storey building with habitable roof space to create eight flats (6 x 1 bed and 2 x 2 bed); landscaping, parking, refuse bins and cycle storage involving demolition of existing house.

Councillor Marilyn Ashton proposed refusal for the following reason:

- 2) the proposal provides no on-site disabled parking spaces to the detriment of the future occupiers' amenities, who may require disabled parking facilities and where, given the location of the development site, none can be provided nearby on the public highway, contrary to policies, CS1 Harrow Core Strategy (2012), T6.1 London Plan (2021), DM1 Harrow Development Management Plan (2013).

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

The Committee resolved to refuse officer recommendations.

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: REFUSE

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

452. 2/05, 87 Lankers Drive, Harrow, P/4226/21

PROPOSAL: single storey rear extension.

Councillor Marilyn Ashton proposed deferral to allow officers to negotiate with the applicants with respect of the roofing material.

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

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: DEFER

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

453. 2/06, 123a Whitchurch Lane, Edgware, P/3797/21

PROPOSAL: re-development to provide nine two storey dwelling houses (9 x 3 bed) associated private amenity space; parking; boundary treatment; landscaping; bin / cycle storage.

The Committee received representation from Raksha Lad (objector), and Greg Cooper (agent for applicant), who urged the Committee to refuse and approve the application, respectively.

The Committee resolved to accept officer recommendations.

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 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 majority of votes.

Councillors Brown, Maru, Parekh and Shah voted to grant the application.

Councillors Ashton, Baxter and Patel abstained from voting on the application.

454. 2/07, 196 Northolt Road, Harrow, P/2372/21

PROPOSAL: redevelopment to provide a six-storey building comprising ground floor commercial space with eight flats above (6 x studios and 2 x 2 bed); bin and cycle stores at rear.

The Committee resolved to accept officer recommendations.

RECOMMENDATION A

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 and the planning obligations in the report and Addendum and 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 subject to any 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:
 - i. Parking Permit Restrictions – the development to be “resident permit restricted” in accordance with section 16 of the GLC (Gen Powers) Act 1974 and the developer to ensure that 1) all marketing/advertising material makes reference to this fact and 2) all agreements contain a covenant to the effect that future occupiers and tenants (other than those who are registered disabled) will not be entitled to apply for residents parking permit or a visitor permit;
 - ii. a contribution in accordance with the adopted fees and charges is required to amend the Traffic Management Order and a monitoring fee; and
 - iii. Legal Fees - payment of Harrow Council’s reasonable costs in the preparation of the legal agreement.

RECOMMENDATION B

That if the Section 106 Agreement is not completed by 31st March 2022, or as such extended period as may be agreed by the Interim Chief Planning Officer, 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 and provide for necessary physical infrastructural improvements arising directly from the development, contrary to the National Planning Policy Framework (2021), policies T3 and DF1 of The London Plan

(2021), Core Strategy (2012) policy CS1, and policies DM1, DM43 and DM 50 of the Harrow Development Management Policies Local Plan and the Supplementary Planning Document: Planning Obligations & Affordable Housing (2013).

DECISION: GRANT

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

455. Any Other Urgent Business - 30 West Street Report

Councillor Marilyn Ashton proposed that Standing Orders be suspended to allow for representation on the Report on the Castle Public House, 30 West Street, Harrow on the Hill, HA2 3JA, with Appendix 1 – Guidance as to Legislative Framework for Tree in Conservation Area Related Matters.

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

Councillors Ashton, Baxter and Patel voted in support of the motion.

Councillors Brown, Maru, Parekh and Shah voted against the motion.

The Committee received the Report, which was an Information Report.

The Report set out the current position with respect to Castle Public House, 30 West Street and Appendix 1, providing guidance as to the Legislative Framework for the preservation of trees in Conservation Areas.

RESOLVED: That the Report be noted.

456. Part 2 Report - 30 West Street

The Part 2 Report provided an update to Members as to the ongoing enforcement investigation regarding the tree felling at the Castle Public House, 30 West Street, Harrow on the Hill, HA2 3JA.

There was no Part II (private) discussion on the Report.

The audio/video 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 9.00 pm).

(Signed) Councillor Nitin Parekh
Chair