

# Planning Committee

## Minutes

### 13 April 2022

**Present:**

**Chair:** Councillor Nitin Parekh

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

**In attendance (Councillors):** Richard Almond  
Susan Hall  
For Minutes 499 and 500.  
For Minute 496.

**Apologies received:** Maxine Henson

**486. Attendance by Reserve Members**

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

Ordinary Member

Councillor Maxine Henson

Reserve Member

Councillor Ajay Maru

**487. Right of Members to Speak**

**RESOLVED:** That, in accordance with Committee Procedure Rule 4.1, the following Councillors, who were not Members of the Committee, be allowed to speak on the agenda item indicated:

Councillor

Susan Hall

Planning Application

Agenda Item 2/01, 11 Hillview Road,  
Harrow. HA5 4PB, P/4033/21.

Richard Almond

Agenda Items 2/04, 102 West End Lane,  
HA5 3NG, P/4887/21; and 2/05, 239  
Cannon Lane, Pinner, HA5 1JB,  
P/0988/21.

**488. 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, and in addition the following declaration was made:

Agenda Item 2/04 102 West End

Councillor Richard Almond declared a non-pecuniary interest in that he was a Member of the Pinner Association.

**489. Minutes**

**RESOLVED:** That the minutes of the meeting held on 16 March 2022 be taken as read and signed as a correct record.

**490. Public Questions**

**RESOLVED:** To note that no public questions were put.

**491. Petitions**

**RESOLVED:** To note that no petitions were received.

**492. Deputations**

**RESOLVED:** To note that no deputations were received.

**493. References from Council and other Committees/Panels**

**RESOLVED:** To note that there were none.

**494. Addendum**

**RESOLVED:** To accept the Addendum, and Supplemental Addendum.

**495. 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, 2/04 and 2/05 on the list of planning applications.

**Resolved Items**

**496. 2/01, 11 Hillview Road HA5 4PB, P/4033/21**

**PROPOSAL:** redevelopment including demolition of existing dwelling and detached garage to provide 4 x 2 storey (4 bed) semi-detached dwellings with

habitable attic levels; proposed vehicle access; parking; separate amenity space; bin and cycle stores (as amended by the Supplemental Addendum).

The Committee heard from Councillor Susan Hall who urged Members to refuse the application.

Councillor Marilyn Ashton proposed refusal for the following reason:

- 1) the proposal would constitute “garden grabbing”, whereby there is a presumption against development on garden land, and this development would be largely sited on the existing property's garden, contrary to the National Planning Policy Framework (2021), Harrow SPD garden land development (2013), CS1.A and CS1.B Harrow Core Strategy (2012), DM1 Harrow Development Management policy (2013).

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

The Committee voted and resolved to accept officer recommendation.

#### **RECOMMENDATION A**

The Planning Committee was asked to:

- 1) to agree the reasons for approval as set out in the report; and
- 2) delegate authority to the Interim Chief Planning Officer to grant planning permission upon full resolution of all outstanding drainage matters relating to the site and subject to conditions in Appendix 1.

#### **RECOMMENDATION B**

That if drainage matters are not addressed to the satisfaction of the Local Planning Authority by July 13th 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 an adequate flood risk assessment and associated details fails to appropriately address the potential flood risk of the development, contrary to the National Planning Policy Framework (2021), policies SI12 and SI13 of The London Plan (2021), Core Strategy (2012) policy CS1, and policies DM9 and DM10 of the Harrow Development Management Polices Local Plan.

#### **DECISION: AGREE Officers' Recommendation to delegate authority to Interim Chief Planning Officer.**

The Committee wished it to be recorded that the decision to agree the reasons and delegate authority was by majority of votes.

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

Councillors Ashton, Baxter and Patel voted against the application.

**497. 2/02, 20 Corfe Avenue HA2 8SZ, P/0161/22**

**PROPOSAL:** conversion of dwelling into three flats (1 x 2 bed and 2 x 1 bed); single storey front extension incorporating front porch; single and two storey side to rear extension; single storey rear extension; rear dormer; separate amenity space; parking; bin and cycle stores.

Councillor Marilyn Ashton proposed refusal for the following reason:

- 1) the is insufficient parking provided for three units given the low PTAL score of 2, the existing and challenging parking situation in the locality and the fact that the only parking space is accessed from the road to the side of the property, to the detriment of the residential amenity of the future occupiers and within the locality, contrary to policy CS1 Harrow Core Strategy (2012), DM1, DM42 Harrow Development Management Policies (2013).

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

The Committee voted and resolved to accept officer recommendation.

**RECOMMENDATION**

The Planning Committee was asked to:

- 1) to 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 voted against the application.

**498. 2/03, 62 Devonshire Road HA1 4LR, P/3495/21**

**PROPOSAL:** conversion of 5 x studio flats into 2 flats (1 x 2 bed and 1 x 1 bed) flats; single storey rear extension (demolition of rear extension).

The Committee voted and resolved to accept officer recommendation.

## RECOMMENDATION

The Planning Committee was asked to:

- 1) to 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 unanimous.

### 499. 2/04, 102 West End Lane HA5 3NG, P/4887/21

**PROPOSAL:** redevelopment to provide two storey building with habitable roof space comprising of six flats (2 x 1 bed, 3 x 2 bed and 1 x 3 bed); proposed vehicle access; parking; bin and cycle stores.

The Committee heard from Councillor Richard Almond who urged Members to refuse the application.

Councillor Marilyn Ashton proposed refusal for the following reason:

- 1) the proposal would constitute “garden grabbing”, whereby there is a presumption against development on garden land, and this development would be largely sited on the existing property's garden, to the detriment of the character of the area and the harm its implementation would do in a locality where gardens make a significant contribution to the character of the area, contrary to the National Planning Policy Framework (2021), CS1.A and CS1.B Harrow Core Strategy (2012), DM1 Harrow Development Management (2013), Harrow SPD garden land development (2013).

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

The Committee voted and resolved to accept officer recommendation.

## RECOMMENDATION A

- 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, under Section 106 of the Town and Country Planning Act 1990, 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:

- i. Financial Contribution of £3,000 to enable the Council to undertake public consultation with an intention to implement double yellow lines in the vicinity of the development in order to maintain appropriate visibility at the access to the site;
- ii. Monitoring fee of £ 1,870; 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 30th June 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 implement double yellow lines in the vicinity of the development in order to maintain appropriate visibility at the access to the site, would result in unacceptable impact on road safety contrary Policy DM43 of the Harrow Development Management Polices Local Plan and Policy T3 of the London Plan (2021).

## **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 voted against the application.

### **500. 2/05, 239 Cannon Lane HA5 1JB, P/0988/21**

**PROPOSAL:** single storey side extension; single and two storey rear extension; front porch; re-location of main entrance to front; external alterations (demolition of rear extension) (retrospective) (as amended by the Addendum).

The Committee received representation from Carol Hall (objector), and Daniel Worthington (agent for applicant), who urged the Committee to refuse and approve the application, respectively. The objector expressed her disquiet that her previous complaints on the application had not been addressed expeditiously.

The Committee also heard from Councillor Richard Almond who urged Members to refuse the application, and echoed the objector's concerns about how her complaints had been treated.

Councillor Marilyn Ashton proposed refusal for the following reason:

- 1) the ground floor side extension abutting the flank boundary line of number 241 is detrimental and does harm to the residential amenity to the neighbouring occupiers, by reason of its excessive and overbearing height, which materially exceeds the maximum height of 3 metres,

contrary to CS1 Harrow Core Strategy (2012), DM1 Harrow Development Management Policy (2013), D1 London Plan (2021), Harrow SPD Residential Design Guide (2010).

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

The Committee resolved not 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 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, Brown, Maru and Patel voted to refuse the application.

Councillors Parekh and Shah abstained from voting on the application.

### **501. 2/06, 51-55 High Street HA8 7DD, P/1281/21**

**PROPOSAL:** installation of wall mounted dry cooler unit to side elevation (amended description) (removal of existing dry cooler unit) (as amended by the Supplemental Addendum).

The Committee voted and 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 Conditions.

### **DECISION: GRANT**

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

**502. 2/07, Garage adjacent to 1 Brookside Close, HA2 9AW, P/3798/21**

**PROPOSAL:** redevelopment to provide three storey building comprising of four flats (4 x 2 bed) to first and second floors and communal area to ground floor; creation five x two storey (2 bed) dwellings; landscaping; parking; bin and cycle stores (as amended by the Supplemental Addendums).

Councillor Marilyn Ashton proposed deferral to allow for a site visit.

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

The Committee voted and resolved to accept officer recommendation.

**RECOMMENDATION**

- 1) agree the reasons for approval as set out in the report; and
- 2) grant planning permission subject to Conditions, as amended by the Supplemental 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 (on the basis that they were uncomfortable making a decision without the benefit of a site visit).

**503. Any Other Urgent Business**

The Vice Chair, Councillor Simon Brown, led the Committee in paying tribute to Councillor Nitin Parekh for his services chairing the Planning Committee for part of the 2021/2022 Municipal Year. The Committee wished him well in his future endeavours.

**The video/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 8.15 pm).

(Signed) Councillor Nitin Parekh  
Chair