

Planning Committee (Special)

Minutes

9 June 2021

Present:

Chair: Councillor Pamela Fitzpatrick

Councillors: Marilyn Ashton
Christopher Baxter
Maxine Henson

Ajay Maru
Nitin Parekh
Anjana Patel

In attendance (Councillors): Chetna Halai
Nitesh Hirani

For Minute 315
For Minute 315

Apologies received: Simon Brown

304. Appointment of Vice Chair

RESOLVED: That, in accordance with Committee Procedure Rule 7.2.2, Councillor Nitin Parekh was appointed Vice-Chair of the Committee for the 2021/2022 Municipal Year.

305. Attendance by Reserve Members

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

Ordinary Member

Councillor Simon Brown

Reserve Member

Councillor Ajay Maru

306. Right of Members to Speak

Councillor

Planning Application

Chetna Halai

Agenda Item 2/01, 36 Hunters Grove,
Harrow, HA3 9AA (P/4628/20)

Nitesh Hirani

Agenda Item 2/01, 36 Hunters Grove,
Harrow, HA3 9AA (P/4628/20)

307. 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 that the following interests were also declared:

Agenda Item 2/09, 328 High Road, P/4459/20

Councillor Marilyn Ashton declared a non-pecuniary interest in that she was the Ward Councillor in the area in which the proposed development was located.

Agenda Items 2/03, 42 Southfield Park, P/0510/21 and 2/05, 115 Parkside Way, P/0183/21

Councillor Pamela Fitzpatrick declared non-pecuniary interests in that she was the Ward Councillor in the area in which the proposed developments were located.

Agenda Item 2/09, 328 High Road, P/4459/20

Councillor Ajay Maru declared a non-pecuniary interest in that he was the Ward Councillor in the area in which the proposed development was located.

308. Minutes

RESOLVED: That the minutes of the meeting held on 4 May 2021 be taken as read and signed as a correct record.

309. Public Questions

RESOLVED: To note that no public questions were put.

310. Petitions

RESOLVED: To note that no petitions were received.

311. Deputations

RESOLVED: To note that no deputations were received.

312. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

313. Addendum

RESOLVED: To accept the Addendum.

314. 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 Agenda Items 2/01, 2/02, 2/03 and 2/05 on the list of planning applications.

[Note: It was proposed by Councillor Marilyn Ashton, and seconded by Councillor Christopher Baxter, that the Committee should defer Application 2/09 for the determination to do a site visit to 12 College Road, a house abutting the site, and to have the opportunity to view clearer and better quality drawings of the elevations than the ones provided. This was put to the vote and lost].

Resolved Items

315. 2/01, 36 Hunters Grove, Harrow, HA3 9AA, P/4628/20

PROPOSAL: conversion of dwelling into three flats (1 x 3 bed and 1 x 1 bed and 1 x studio); single storey side extension; bin and cycle stores.

The Committee received representation from Anil Patel (objector) who urged the Committee to refuse.

The Committee also received a written statement from London Interiors (agents for the applicant. The statement was read by the Chair. The agent for applicant requested the Committee to approve the application.

Furthermore, the Committee received representation from Councillors Chetna Halai and Nitesh Hirani, who both urged the Committee to refuse the application.

Councillor Marilyn Ashton proposed refusal for the following reason:

- 1) the proposed development represented an over-intensive use of the site and would result in a loss of amenity within the locality and to the future occupiers by reason of the activity generated by converting a single-family dwelling house into three flats and the proposed inappropriate stacking, contrary to policy CS1 Harrow Core Strategy (2012), D1 London Plan (2021), DM1 Harrow Development Management policy (2013).

The proposal was seconded by Councillor Anjana Patel, 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 set out in Appendix 1 of the report.

DECISION: REFUSE

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

Councillors Fitzpatrick, Henson, Maru and Parekh abstained from voting on the motion to refuse application.

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

316. 2/02, 566 Rayners Lane, Harrow, HA5 5DJ, P/0584/21

PROPOSAL: single storey side to rear extension, conversion of garage into habitable room including new pitched roof, front porch and external alterations.

The Committee received representation from Martin Snow (objector) and Sambit Basu (agent for 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 represents an overdevelopment of the site to the detriment of the amenity of the neighbouring occupiers, by reason of the excessive scale of the proposed rear extension, contrary to policies CS1 Harrow Core Strategy (2012), D1 London Plan (2021), DM1 Harrow Development Management Policies Local Plan (2013).

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

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 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 Fitzpatrick, Henson, Maru and Parekh voted to grant the application.

Councillors Ashton, Baxter and Patel voted against the application.

317. 2/03, 42 Southfield Park, Harrow HA2 6HE, P/0510/21

PROPOSAL: single and two storey side to rear extension; single storey rear extension; and external alterations.

The Committee received representation from Steve McCabe (objector) and Anna and Pankaj Balla (applicants) who urged the Committee to refuse and approve the application, respectively.

Councillor Marilyn Ashton proposed refusal for the following reason:

- 1) the proposed first floor rear extension, by reason of its rearward projection and siting in relation to 44 Southfield Park, would result in a loss of outlook and would give rise to an overbearing impact upon the neighbouring dwelling house, to the detriment of the residential and visual amenities of the occupiers of the neighbouring property, contrary to policies D1 London Plan (2021), DM1 Harrow Development Management Policies Local Plan (2013), CS1 Harrow Core Strategy (2012).

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

The Committee resolved to accept officer recommendations.

The Committee also resolved to delegate to Interim Chief Planning Officer to attach a condition to provide an alternative design for the side door at the front elevation of the property, for the Council's approval.

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, and the additional condition.

DECISION: GRANT

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

Councillors Fitzpatrick, Henson, Maru and Parekh voted to grant the application.

Councillors Ashton, Baxter and Patel voted against the application.

318. 2/04, Devonshire Court, Devonshire Road, Hatch End HA5 4NE, P/0439/21

PROPOSAL: creation of third floor comprising of three flats (3 x 2 bed); and bin and cycle stores (as amended by the Addendum).

Councillor Marilyn Ashton proposed refusal for the following reasons:

- 1) the proposed additional floor would introduce unwelcome scale and height to the existing building, to the detriment of the character of the area and the adverse effect it would have on the residential amenity within the locality, contrary to policy CS1 Harrow Core Strategy (2012), D1 London Plan (2021), DM1 Harrow Development Management Policy (2013); and
- 2) the proposal offered a lack of car parking spaces to the detriment of the amenity of future occupiers and within the locality, given the narrowness of the road, contrary to Policy CS1 (Part S) Harrow Core Strategy (2012), D1 London Plan (2021), DM42 Harrow Development Management Policy (2013).

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

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 the conditions set out in Appendix 1 of the report, and the addition in the Addendum.

DECISION: GRANT

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

Councillors Fitzpatrick, Henson, Maru and Parekh voted to grant the application.

Councillors Ashton, Baxter and Patel voted against the application.

319. 2/05, 115 Parkside Way, Harrow HA2 6DB, P/0183/21

PROPOSAL: alterations and extension to raise roof height over single storey front to side extension; pitched roof to front porch; installation of two air conditioning units to rear (retrospective).

The Committee received representation from Alia Lewis, who spoke on behalf of her parents, Mr and Mrs Hack (objectors). They urged the Committee to refuse the application.

The Committee also received representation from Avani and Manoj Trivedi (applicants) who requested the Committee to approve the application.

Councillor Marilyn Ashton proposed refusal for the following reason:

- 1) the proposed development had an inappropriate siting of the two air-conditioning units, which would be harmful to the residential amenity and well-being of the neighbouring occupiers and it was unclear how much mitigation measures could achieve under those circumstances and given the unacceptably close proximity of the air-conditioning units to the neighbouring properties, contrary to policies CS1 Harrow Core Strategy (2012), Policy D14 London Plan (2021), and DM1 Harrow Development Plan (2013).

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

The Committee resolved to refuse 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: REFUSE

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

Councillors Fitzpatrick and Henson abstained from voting on the motion to refuse the application.

Councillors Maru and Parekh voted against the motion to refuse the application.

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

320. 2/06, 94 & 96 Bessborough Road, Harrow, HA1 3DH, P/0151/21

PROPOSAL: redevelopment to provide two storey building with habitable roofspace comprising of nine flats (7 x 2 bed and 2 x 1 bed); landscaping; bin and cycle stores within rear outbuilding (demolition of pair of semi-detached dwelling houses).

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 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.

321. 2/07, Merebridge House, Old Hall Drive HA5 4SW, P/0028/21

PROPOSAL: single storey rear extension; single storey front entrance infill extension; first floor front to side infill extension; conversion of garage to gym with installation of windows to front; alterations and extension to roof; side dormer; raised decking at rear; external alterations (as amended by the Addendum).

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 the conditions listed in Appendix 1 of the report, and the conditions in the Addendum.

DECISION: GRANT

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

322. 2/08, 53 High Street, Harrow, HA1 3HT, P/3926/20

PROPOSAL: conversion of dwelling house into three flats (one x one bed for one person and two x two bed for three persons); first floor and two storey rear extension; external alterations; front boundary wall 0.5m in height;

separate amenity space for Flats A and B; refuse and cycle storage (as amended by the Addendum).

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 subject to the Conditions listed in Appendix 1 of the report, and the conditions in the Addendum.

DECISION: GRANT

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

323. 2/09, 328 High Road HA3 6HS, P/4459/20

PROPOSAL: redevelopment to provide two storey building with undercroft parking (three storeys in total) comprising of office space (Use Class E); parking, bin and cycle stores.

The Committee resolved to accept officer recommendations.

RECOMMENDATION

The Planning Committee was asked to:

- (1) agree the reason for approval as set out in the report;
- (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 Fitzpatrick, Henson, Maru and Parekh voted to grant the application.

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

(Note: Councillors Ashton, Baxter and Patel wished it to be recorded that they abstained because, at the Planning Committee briefing, at 5pm on Monday, 7 June, 2021, Planning Committee Members requested that better and clearer drawings were required to fully understand the design of the proposed building.

However, at the meeting these were not presented to the Committee as requested and yet the Planning officers confirmed that they did have clearer drawings in their possession during the meeting on 9 June 2021.

Councillors Ashton, Baxter and Patel took the view that this was unacceptable, because the drawings presented to the Committee were of poor quality and so, in the absence of an agreement to defer, they felt that had no choice but to abstain.)

324. 2/10, 87 Burnt Oak Broadway, Edgware, HA8 5EP, P/1711/21

PROPOSAL: details pursuant to Condition 4 (Management Strategy) of Planning Permission P/3884/20, dated 25 March 2021, for change of use of ground floor from Pawnbrokers (Class E) to Adult Gaming Centre (Sui Generis).

The Committee resolved to accept officer recommendations.

RECOMMENDATION

The Planning Committee was asked to:

- (1) agree the reason for approval as set out in the report; and
- (2) approve the details.

DECISION: APPROVE

The Committee wished it to be recorded that the decision to approve the application was unanimous. This was pursuant to Condition 4 (Details for the Management Strategy) that were approved by the Committee as recommended by officers.

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 9.40 pm).

(Signed) Councillor Pamela Fitzpatrick
Chair