

Planning Committee

Minutes

7 September 2022

Present:

Chair: Councillor Marilyn Ashton

Councillors: Ghazanfar Ali Nitin Parekh
Christopher Baxter Zak Wagman
Salim Chowdhury

In attendance (Councillors): Ameet Jogia MBE For Minute 79

Apologies received: Peymana Assad

Absent: Councillor Kandy Dolor

64. Attendance by Reserve Members

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

Ordinary Member

Reserve Member

Councillor Peymana Assad

Councillor Kandy Dolor (Absent)

65. 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

Planning Application

Ameet Jogia MBE

Agenda item 3/01, 227 Whitchurch Lane
Edgware HA8 6QT (P/1838/22).

66. Declarations of Interest

RESOLVED: To note that the following declarations were made:

Agenda Item 12 (e) 2/05 6A Holland Close, Stanmore, HA7 3AN P/2331/22

Councillor Ghazanfar Ali declared a non-pecuniary interest to declare in that the applicant was a Member of the Council.

Agenda Item 12 (e) 2/05 6A Holland Close, Stanmore, HA7 3AN P/2331/22

Councillor Marilyn Ashton declared a non-pecuniary interest to declare in that the applicant was a Member of the Council.

Agenda Item 12 (e) 2/05 6A Holland Close, Stanmore, HA7 3AN P/2331/22

Councillor Christopher Baxter declared a non-pecuniary interest to declare in that the applicant was a Member of the Council.

Agenda Item 12 (e) 2/05 6A Holland Close, Stanmore, HA7 3AN P/2331/22

Councillor Salim Chowdhury declared a non-pecuniary interest to declare in that the applicant was a Member of the Council.

Agenda Item 12 (e) 2/05 6A Holland Close, Stanmore, HA7 3AN P/2331/22

Councillor Nitin Parekh declared a non-pecuniary interest to declare in that the applicant was a Member of the Council.

Agenda Item 12 (e) 2/05 6A Holland Close, Stanmore, HA7 3AN P/2331/22

Councillor Zak Wagman declared a non-pecuniary interest to declare in that the applicant was a Member of the Council.

67. Minutes

Councillor Nitin Parekh advised of a typographical error on Minute 53, second paragraph, to replace the word “refuse” with “accept”.

RESOLVED: That, subject to the correction above, the minutes of the meeting held on 20 July 2022 be taken as read and signed as a correct record.

68. Public Questions

RESOLVED: To note that no public questions were put.

69. Petitions

RESOLVED: To note that there were none.

70. Deputations

RESOLVED: To note that there were none.

71. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

72. Addendum

RESOLVED: To accept the Addendum, and Supplemental Addendum.

73. 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 2/03 and 2/04 on the list of planning applications.

Resolved Items

74. Section 1 - Major Applications

74.(a) 1/01 32-36 St Anns Road, P/3742/19:

PROPOSAL: addition of third and fourth floor to the front and four storey rear extensions comprising of offices (Class E(g)(i); bin and cycle stores; landscaping; external alterations.

The Committee resolved to accept officer recommendations.

RECOMMENDATION A

The 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 and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of this report as amended in the Addendum) or the legal agreement. The Section 106 Agreement draft Heads of Terms would cover the following matters:

Travel Plan

- i. a revised travel plan shall be submitted to the Council prior to the first occupation of the building), to be implemented as approved unless otherwise agreed in writing;
- ii. a travel plan bond of £10,000 will be required to secure the implementation of all measures specified in the revised Travel Plan. In addition, a £5,000 monitoring fee is required to cover the cost of monitoring the travel plan. The developer to ensure the effective implementation, monitoring, and management of the travel plan for the site; and
- iii. should the travel plan not fulfil its agreed targets by year 5, the life of the travel plan may be extended, the cost of which will be met by the developer.

Employment and Training

- a. The developer to submit to the Council for approval, prior to commencement of the development, a Training and Recruitment Plan. The developer to implement the agreed Plan. The training and Employment plan will include:
 - i. employment initiatives opportunities relating to the construction of the Development and details of sector delivery;
 - ii. the provision of appropriate training with the objectives of ensuring effective transition into work and sustainable job outcomes;
 - iii. the timings and arrangements for implementation of such initiatives and
 - iv. suitable mechanisms for the monitoring of the effectiveness of such initiatives.
- b. a financial contribution towards the management and delivery of the construction training programme based on the construction value of the development. This is usually calculated using the formula: £2,500 per £1,000,000 build cost.
- c. The developer to use all reasonable endeavours to secure the use of local suppliers and apprentices during the construction of the development.

Sustainability

- i. a revised Energy & Sustainability Statement to be submitted to the Local Planning Authority and agreed in writing prior to the commencement of the development.
- ii. A provision of carbon reduction on-site and payment of any off-set if zero carbon reduction is not achieved on-site, as determined by the final carbon reduction achieved on site as per Condition 13 of this permission; and based on the agreed Energy & Sustainability Statement.

Legal Costs and Monitoring Fees

- i. Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement.
- ii. Payment of section 106 monitoring fee upon completion of S106 agreement (amount TBC).

RECOMMENDATION B

That if the Section 106 Agreement is not completed by 26th January 2023, 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 social, environmental and physical infrastructural improvements arising directly from the development, contrary to the National Planning Policy Framework (2021), policies E11, SI 2 and T6.1 of The London Plan (2021), Harrow Core Strategy (2012) policy CS1, policies AAP4 and AAP20 of the Harrow & Wealdstone Area Action Plan (2013) and policies DM1, DM12, DM13, DM14, DM42, DM43 and DM50 of the Harrow Development Management Policies Local Plan.

DECISION: GRANT

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

75. 2/01 9 Crowshott Avenue, P/1916/22

PROPOSAL: conversion of dwelling into two flats (1 X 2 bed and 1 X 3 bed); single and two storey rear extension; single storey side extension to detached outbuilding; removal and alterations to boundary wall to install metal gates; separate amenity space; bin and cycle stores.

The Committee resolved to accept officer recommendations.

RECOMMENDATION

The Committee was asked to:

- 1) agree the reason 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 majority of votes.

Councillors Ali and Parekh voted to grant the application.

Councillors Ashton, Baxter, Chowdhury and Wagman abstained from voting.

76. 2/02 12 Hewitt Close P/0865/22

PROPOSAL: conversion of loft into habitable room; installation of three rooflights in each front and rear roof slopes; installation of two windows in gable end.

The Committee resolved to accept officer recommendations.

RECOMMENDATION

The 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.

77. 2/03 17 Moss Lane P/3425/21

PROPOSAL: re-development to provide a two storey dwelling with basement and habitable roof space (1 x 3 beds); parking; bin / cycle storage; garden room at rear; landscaping; raised patio and decking to rear.

The Committee received representation from Edwin and Kathy Whittingham (objectors) urged the Committee to refuse the application. The agent or applicant did not address the Committee, despite being asked to do so.

The Committee resolved to accept officer recommendations.

RECOMMENDATION

The 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 Addendum.

DECISION: GRANT

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

Councillors Ali and Parekh voted to grant the application.

Councillors Ashton, Baxter, Chowdhury and Wagman abstained from voting.

78. 2/04 34 Beaulieu Drive, P/2315/22

PROPOSAL: alterations and extension to roof to create first floor level; side dormer; rooflights in front rear and side roof slopes; single storey rear extension; refuse and cycle storage to rear; external alterations (demolition of rear extension).

The Committee received representation from Himansu Patel and Joe Jothiraj (objectors) and Jonathan S. Simons (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 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.

79. 2/05 6A Holland Close, P/2331/22

PROPOSAL: T1 OAK (rear garden): Undertake sympathetic crown reduction by removing 2 – 2.5m from the height and 1.5m from south side. Prune north side of crown by removing approximately 1m, pruning to suitable growth points.

The Committee resolved to accept officer recommendations.

RECOMMENDATION

The Planning Committee was asked to:

- 1) agree the reasons for approval as set out in this report; and
- 2) grant 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.

80. 3/01 227 Whitchurch Lane, P/1838/22

PROPOSAL: change of use from dwelling house (Class C3) to charity use with private events by invitation and ancillary accommodation (sui generis).

The Committee heard from Ward Councillor Ameet Jogia MBE (backbench) who urged the Committee to grant the application.

Councillor Marilyn Ashton proposed deferral for the following reason:

- 1) for more information to be provided by the applicant to understand the nature of the use proposed at the site to assess its impact.

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

DECISION: DEFER

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

81. 3/02 Mallory, Priory Drive, P/1392/22

PROPOSAL: variation of condition 2 (approved plans) attached to planning permission P/1404/18 dated 03/08/2018 to allow alterations to basement, single storey extensions to the kitchen and living room, first floor side extension, roof modifications.

At the meeting of the Planning Committee held on 20 July 2022, it was decided to defer the item on the grounds that the committee was minded to grant planning permission.

The minute of the meeting states: "The Committee wished it to be recorded that the decision to defer the application, and minded to grant at a future meeting, was by majority of votes.

Councillors Ashton, Baxter, Patel and Wagman voted to defer the application.

Councillors Assad and Parekh voted to not to defer the application.

Councillor Ali abstained from voting."

The item was brought back to committee for final determination.

Councillor Marilyn Ashton proposed granting for the following reason:

- 1) the proposal will not do undue harm to the Green Belt setting, given the size of the plot, and the character of the road, which comprised

exceedingly large detached houses of differing sizes and designs and which were all sited on huge plots including this property.

This was seconded by Councillor Zak Wagman, put to the vote and agreed.

The Committee voted on the motion to grant for the reason set out above.

RECOMMENDATION

The Planning Committee was asked to:

- 1) agree the reasons for refusal as set out in the report; and
- 2) refuse planning permission.

DECISION: GRANT (with delegation to the officers to attach conditions and grant planning permission under section 73A of the Town and Country Planning Act 1990).

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

Councillors Ali, Ashton, Baxter, Chowdhury and Wagman voted to grant the application.

Councillor Parekh abstained from voting.

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 8.23 pm).

(Signed) Councillor Marilyn Ashton
Chair