

Planning Committee

Minutes

15 February 2023

Present:

Chair: Councillor Marilyn Ashton

Councillors: Peymana Assad Rashmi Kalu
Christopher Baxter Nitin Parekh
Salim Chowdhury Norman Stevenson

144. Attendance by Reserve Members

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

Ordinary Member

Councillor Ghazanfar Ali
Councillor Zak Wagman

Reserve Member

Councillor Rashmi Kalu
Councillor Norman Stevenson

145. 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.

146. Declarations of Interest

RESOLVED: To note that the following declaration was made:

Agenda item 2/03 272 High Road, P/0569/22

Councillor Marilyn Ashton declared a non-pecuniary interest in that one of the developers lived on the same road as she did.

147. Minutes

Councillor Nitin Parekh advised that Councillor Marylin Ashton (Chair) left the meeting room during the deliberation of agenda item 1/01, and returned when agenda item 2/01 was being presented, and not agenda item 2/02, as indicated in the minutes.

RESOLVED: That, subject to the above correction, the minutes of the meeting held on 18 January 2023, be taken as read and signed as a correct record.

148. Public Questions

RESOLVED: To note that no public questions were received.

149. Petitions

RESOLVED: To note that there were none.

150. Deputations

RESOLVED: To note that there were none.

151. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

152. Addendum

RESOLVED: To accept the Addendum.

153. 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 2/01 on the list of planning applications.

Resolved Items

154. Quarterly (Calendar Year) Appeals Report

Members received the Quarterly (Calendar Year) Appeals Report, which set out the Appeal Decisions between October 31 2022 and December 30 2022.

RESOLVED: That the report be noted.

155. 2/01, 24 Dryden Road HA3 7JZ, P/3350/22

PROPOSAL: single storey side and rear extension to outbuilding (Retrospective)(Part Demolition of Outbuilding)(as amended by the Addendum).

Simon Joshua (objector) addressed the Committee and urged them to refuse the application. The agent and applicant were requested to make representation. However, they chose not to do so.

Councillor Baxter proposed refusal for the following reason:

- 1) the development, by reason of its scale and coverage of the garden area, represented an over intensive use of the site, which was out of character and detrimental to the amenities of the neighbouring properties, contrary to CS1 Harrow Core Strategy (2012), DM1 and DM7 of Harrow Development Management Policies (2013) and D3 London Plan (2021).

The motion was seconded by Councillor Stevenson and agreed.

The Committee voted and resolved to refuse officer recommendations.

RECOMMENDATION

The Committee was asked to grant planning permission for the following reasons:

- 1) to 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, Chowdhury and Stevenson voted to refuse the application.

Councillors Parekh and Kalu voted against refusing the application.

Councillor Assad did not vote as she missed part of the presentation to determine the application.

156. 2/02, 13 Langland Drive HA5 4SA, P/3898/22

PROPOSAL: single storey front infill extension; single and two storey side extension; conversion of garage to habitable room with installation of window to front; re-location of main entrance to front; two rooflights in rear roof slope; external alterations.

The Committee voted and 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.

157. 2/03, 272 High Road HA3 7BB, P/0569/22

PROPOSAL: redevelopment to provide three storey building comprising of commercial floorspace to ground floor (Use class E) and five flats; creation of four two storey terraced houses; landscaping; parking; bin and cycle stores (demolition of existing building and garages) (as amended by the Addendum).

The Committee voted and 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.

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 7.55 pm).

(Signed) Councillor Marilyn Ashton
Chair