

Planning Committee

Minutes

19 April 2023

Present:

Chair: Councillor Marilyn Ashton

Councillors: Christopher Baxter Nitin Parekh
Simon Brown Zak Wagman
Salim Chowdhury

In attendance (Councillors): Anjana Patel For Minutes - All

Apologies received: Ghazanfar Ali
Peymana Assad

Absent: Councillor Kandy Dolor

170. 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 Peymana Assad

Reserve Member

Councillor Simon Brown
Councillor Kandy Dolor (absent)

171. 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.

172. Declarations of Interest

RESOLVED: To note that there were none.

173. Minutes

RESOLVED: That the minutes of the meeting held on 15 March 2023 be taken as read and signed as a correct record.

174. Public Questions

RESOLVED: To note that no public questions were received.

175. Petitions

RESOLVED: To note that there were none.

176. Deputations

RESOLVED: To note that there were none.

177. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

178. Addendum

RESOLVED: To accept the Addendum.

179. Representations on Planning Applications

RESOLVED: That there were none.

Resolved Items

180. Quarterly (Calendar Year) Appeals Report

Members received Appeal Decisions between 30 December 2022 and 31 March 2023.

RESOLVED: To note the Appeal Decisions.

181. 1/01, Kilby's Industrial Estate and Numbers 1- 5 Bacon Lane, P/0037/23

PROPOSAL: variation of condition 2 (Approved Plans) attached to planning permission P/3667/19 (dated 11/03/2021) to allow addition of a rear dormer to 10 of the houses approved.

Councillor Nitin Parekh proposed refusal for the following reason:

- 1) The additional dormer windows, by reason of their siting, will give rise to undue overlooking and loss of privacy, over and above the approved proposal, to the dwelling and their rear gardens abutting the site and

will result in a loss of residential amenity with the locality, contrary to policies CS1 Harrow Core Strategy (2012), DMI Harrow Development Plan (2013).

The proposal was seconded by Councillor Simon Brown, put to the vote and not agreed.

The Committee voted and 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 Chief Planning Officer in consultation with the Director of Legal and Governance Services for the completion of a Deed of Variation to the Section 106 legal agreement (dated 22nd February 2021) and, subject to amendments to the conditions, including the insertion or deletion of conditions as deemed fit and appropriate to the development or the amendments to the legal agreement as required.

HEADS OF TERMS

- 1) Provision of offsite affordable housing contribution of £110,000 with a viability review mechanism
- 2) Harrow Employment and Training Initiatives: financial contribution towards local training and employment initiatives prior to commencement
- 3) Child Play Space provision contribution
- 4) Parking permit restriction
- 5) Carbon offsetting contribution
- 6) External materials strategy
- 7) Planning Permission monitoring fee
- 8) Legal fees

RECOMMENDATION B

That if, by 1st July 2023 or such extended period as may be agreed in writing by the Chief Planning Officer, the section 106 Planning Obligation is not completed, then delegate the decision to the Chief Planning Officer to REFUSE planning permission for the following reason:

- 1) the proposal, in the absence of a Deed of Variation to the Section 106 (dated 22nd February 2021) to provide the 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 D3, D4, H4, S4, SI2, T4 of the London Plan (2021), Policy CS1 of the

Harrow Core Strategy (2012) and Policies DM12, DM28, DM42, DM50, of the Harrow Development Management Policies Local Plan (2013).

DECISION: GRANT

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

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

Councillors Brown and Parekh voted to refuse application.

182. 2/01, Unit 10, Waverley Industrial Estate, Hailsham Drive P/0216/23

PROPOSAL: change of use from B2 to flexible use of classes E(g)(ii) and/or E(g)(iii) and/or or B2 and/or B8.

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.

183. 2/02, Unit 11, Waverley Industrial Estate, Hailsham Drive P/0240/23

PROPOSAL: change of use from B2 to flexible use of classes E(g)(ii) and/or E(g)(iii) and/or or B2 and/or B8.

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 this 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.

184. 2/03, Rooks Heath College, Eastcote Lane, P/1907/22

PROPOSAL: redevelopment to provide two storey teaching block (Use class F1a) (demolition of existing teaching block), associated alterations to staff car parking, provision of cycle parking.

The Committee voted and resolved to accept officer recommendations.

The committee voted to add a condition for one disabled parking space.

RECOMMENDATION

The 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: GRANT

The Committee wished it to be recorded that the decision to grant the application was unanimous, subject to the condition on the addition of one disabled parking space being added.

185. 2/04, Vaughan Library, High Street, P/0613/23

PROPOSAL: Listed Building Consent - access control to entrance door including shootbolt in the main entrance threshold and CCTV and keypad within the entrance porch and green button door release inside the building with drilling for cable route.

The Committee voted and resolved to accept officer recommendations.

RECOMMENDATION

The Committee was asked to:

- 1) to agree the reasons for approval as set out in the report; and
- 2) Grant Listed Building Consent subject to subject to the Conditions listed in Appendix 1 of this report.

DECISION: GRANT

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

186. Any Other Urgent Business

The Vice-Chairman, Councillor Christopher Baxter, led Members in paying tribute to the Chairman, Councillor Marilyn Ashton, for her leadership of the Planning Committee in the 2022-2023 Municipal Year.

This would be the last meeting of the 2022-2023 Municipal Year.

Members also thanked Officers for their professionalism and assistance during meetings.

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 7.45 pm).

(Signed) Councillor Marilyn Ashton
Chair