

Planning Committee

Minutes

25 May 2022

Present:

Chair: Councillor Marilyn Ashton

Councillors: Christopher Baxter Rashmi Kalu
Simon Brown Zak Wagman
Salim Chowdhury

Apologies received: Councillor Kandy Dolor

1. Appointment of Vice-Chair

RESOLVED: That, in accordance with Committee Procedure Rule 7.2.2, Councillor Christopher Baxter was appointed Vice-Chair of the Committee for the 2022/2023 Municipal Year.

2. 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
Councillor Nitin Parekh

Reserve Member

Councillor Rashmi Kalu
Councillor Kandy Dolor (Apologies)
Councillor Simon Brown

3. 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.

4. Declarations of Interest

RESOLVED: To note that the following declaration was made at the meeting:

Agenda Item 2/10 Bentley Priory P/0192/22

Councillor Marilyn Ashton declared a non-pecuniary interest, in that she and Councillor David Ashton, live abutting the site's boundary. However, the building in question is a long way from their property. Councillor David Ashton is a Trustee of Bentley Priory Museum, which is located on the site, but the Trust does not oversee the estate.

5. Minutes

RESOLVED: That the minutes of the meeting held on 13 April 2022 be taken as read and signed as a correct record.

6. Public Questions

RESOLVED: To note that no public questions were put.

7. Petitions

RESOLVED: To note that no petitions were received.

8. Deputations

RESOLVED: To note that no deputations were received.

9. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

10. Addendum

RESOLVED: To accept the Addendum, and Supplemental Addendum.

11. Representations on Planning Applications

RESOLVED: To note that there were none.

Resolved Items

12. 2/01, 7 Parkside Way, P/0579/22

PROPOSAL: conversion of dwelling into two flats (1 x 3 bed and 1 x 2 bed); single and two storey side extension; single storey rear extension; and parking.

The Committee 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 planning permission 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 by majority of votes.

Councillors Brown and Kalu voted to grant the application.

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

13. 2/02, Kilby's Industrial Estate & 1-5 Bacon Lane, P/0352/22

PROPOSAL: variation of condition 2 (Approved Plans) attached to planning permission P/3667/19 (dated 11 March 2021) to allow addition of rear dormers to 5 of the houses approved. The application was retrospective.

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

14. 2/03, Kilby's Industrial Estate & 1-5 Bacon Lane , P/0451/22

PROPOSAL: variation of condition 2 (Approved Plans) attached to planning permission P/3667/19 (dated 11 March 2021) to allow addition of rear dormers to 5 of the houses approved. The application is retrospective.

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

15. 2/04, 9-11 Palmerston Road, P/3140/21

PROPOSAL: variation of condition 2 (approved plans) attached to planning permission P/1619/16 dated 29/08/2019 to allow for:

- a) removal of Block D Pavilion and additional two-storey height to other Block D Building;
- b) amendments to the site entrance and road layout along Masons Avenue;
- c) reduction of total car parking spaces on-site from 71 to 33
- d) introduction of 9 surface car parking spaces for disabled and associated residents of the scheme
- e) various Landscaping Amendments (incl. relocation of play space)
- f) removal of Condition 50 (Access Ramp to Basement) following submitted details.

Councillor Christopher Baxter proposed refusal for the following reason:

- 1) the proposed reduction of on-site parking spaces from 71 to 33 for 187 units is unacceptable in this locality and would give rise to overspill parking in the surrounding residential roads, resulting in a loss of residential amenity to the residents thereof and to the future occupiers of the development, contrary to CS1 Harrow Core Strategy (2012), DM1, DM42 Harrow Development Management Policy (2013).

The proposal was seconded by Councillor Zak Wagman and agreed.

The Committee resolved to refuse officer recommendations.

RECOMMENDATION A

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 authority being delegated to the Interim 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 (dated 16 August 2019) Section 106 legal agreement 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.

HIGHWAYS

- a. Removal and relocation of parking bays along Masons Avenue
- b. Removal of reference to S278 works and replacement with S50 works as requested during construction by Harrow Highways.
- c. Removal of reference to the raised table as requested during construction by LBH Highways
- d. £10,000 contribution to review CPZ controls - Zone CA

LEGAL COSTS, ADMINISTRATION AND MONITORING

- a. A financial contribution (to be agreed) to be paid by the developer to the Council to reimburse the Council's legal costs associated with the preparation of the planning obligation and a further

contribution (to be agreed) to be paid to reimburse the Council's administrative costs associated with monitoring compliance with the obligation terms.

RECOMMENDATION B

That if, by 1st July 2022 or such extended period as may be agreed in writing by the Interim 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: the proposed variation, in the absence of a Deed of Variation to the Section 106 (dated 16th August 2019) to provide the appropriate variation that aligns with the improvements, benefits and monitoring that directly relate to the current planning permission (P/1619/16 dated 28/08/2019), and would so fail to enable the highway work requirements as a result of the development, contrary to the National Planning Policy Framework (2021), Policy T4 of The London Plan (2021), Policy CS1 of the Harrow Core Strategy (2012), and policies DM1, and DM42 of the Harrow Development Management Polices Local Plan (2013).

DECISION: REFUSE

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

16. 2/05, 11 Padleford Lane HA7 4WU, P/0883/22

PROPOSAL: single storey rear extensions; conversion of garage to habitable room; and external alterations.

The application was withdrawn from the agenda.

17. 2/06, 53 Suffolk Road, P/0940/22

PROPOSAL: single storey front extension incorporating porch; single and two storey side to rear extension; single storey rear extension; alterations and extension to roof; rear dormer; rooflights in front and both side roof slopes; external steps at rear; extension of hard surfacing at front; external alterations (demolition of attached garage).

Councillor Christopher Baxter proposed refusal for the following reason:

- 1) the proposed development will appear as visually obtrusive, overbearing and out of character in a road which is predominantly characterised by detached dwelling houses and where there is a great deal of uniformity in the overall style and form of dwelling houses along the road, and so the cumulative impact of this proposal would give rise to a discordant, unwelcome and harmful interruption in the pattern of development in the locality to the detriment of the residential and visual amenities of the neighbouring properties, contrary to policy CS1 Harrow Core Strategy (2012), DM1 Harrow Development Management Policies (2013), D1 London Plan (2021).

The proposal was seconded by Councillor Zak Wagman, 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 listed in Appendix 1 of this 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 Wagman voted to refuse the application.

Councillors Brown and Kalu voted against refusing the application.

18. 2/07, 53 Wood End Avenue, P/0361/22

PROPOSAL: conversion of dwelling house into two flats (2 x 2 bed); single storey front and side to rear extension incorporating front porch; extending front boundary wall; hard and soft Landscaping; and refuse and cycle storage.

Councillor Christopher Baxter proposed refusal for the following reason:

- 1) the proposed development offers an inadequate standard of amenities by reason of the first floor 1 bed flat not having access to the rear garden amenity space to the detriment of the amenities of the future occupiers and contrary to CS1 Harrow Core Strategy (2012), DM1 and DM26 Harrow Development Management Policies (2013), D1 London Plan (2021) and Harrow Council's SPD Residential Design Guide (2010).

The proposal was seconded by Councillor Salim Chowdhury, put to the vote, and agreed.

The Committee resolved to refuse officer recommendations.

RECOMMENDATION

The 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: 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 Wagman voted to refuse the application.

Councillors Brown and Kalu voted against refusing the application.

19. 2/08, 70 Uxbridge Road, P/0337/22

PROPOSAL: redevelopment to provide two storey building with habitable roof space comprising of eight flats (6 x 1 bed and 2 x 2 bed); landscaping; bin and cycle stores (demolition of existing dwelling and outbuilding).

Councillor Zak Wagman proposed refusal for the following reason:

- 1) the proposal provides no on-site disabled parking spaces to the detriment of the future occupiers and there is no credible and practical suggestion as to where, given the location of the site, an off-site disabled space could be provided near enough to the development to cope with the needs of someone with mobility issues, to the detriment of the future occupiers' amenities, who may require disabled parking facilities and contrary to policies CS1 Harrow Core Strategy (2012), T6.1 London Plan (2021), DM1 Harrow development Management Plan (2013).

The proposal was seconded by Councillor Salim Chowdhury, put to the vote and agreed.

The Committee resolved to refuse 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: REFUSE

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

20. 2/09, 87 Lankers Drive, P/0409/22

PROPOSAL: single storey front extension incorporating porch; single storey side to rear extension; external alterations (demolition of attached garage).

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.

21. 2/10, Bentley Priory, P/0192/22

PROPOSAL: listed building consent: remove lime wash finish and replace with paint.

The Committee resolved to accept officer recommendations.

RECOMMENDATION

The Committee was asked to:

- 1) agree the reasons for approval and suggested conditions as set out in the report; and
- 2) grant Listed Building Consent.

DECISION: GRANT

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

22. 2/12, The Old School, P/0493/22

PROPOSAL: Listed Building Consent: new lighting and repairs to staircase.

The Committee resolved to accept officer recommendations.

RECOMMENDATION

The Committee was asked to:

- 1) agree the reasons for approval and suggested conditions as set out in the report; and
- 2) grant Listed Building Consent.

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 7.48 pm).

(Signed) Councillor Marilyn Ashton
Chair