

Planning Committee

Minutes

28 June 2023

Present:

Chair: Councillor Marilyn Ashton

Councillors: Peymana Assad Nitin Parekh
Christopher Baxter Samir Sumaria
Kandy Dolor Zak Wagman

In attendance (Councillors): Simon Brown For Minute 25

Apologies received: Ghazanfar Ali

206. Attendance by Reserve Members

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

Ordinary Member

Reserve Member

Councillor Ghazanfar Ali

Councillor Kandy Dolor

207. 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.

208. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Councillor Marilyn Ashton declared a non-pecuniary interest in that she knows one of the objectors as someone who had been involved in various local issues of concern over the past few years.

209. Minutes

RESOLVED: That the minutes of the meeting held on 24 May 2023 be taken as read and signed as a correct record.

210. Public Questions

RESOLVED: To note that no public questions were received.

211. Petitions

RESOLVED: To receive a petition presented by Councillor Simon Brown on behalf of 44 residents.

The petitioners are opposed to the development and application of a house of multiple occupation (HMO) at 3 and 5 Randon Close, HA2 6NW (P/1121/23), which will come to the Planning Committee, for determination, at a later date.

212. Deputations

RESOLVED: To note that there were none.

213. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

214. Addendum

RESOLVED: To note that the Addendum and Supplemental Addendum be received.

215. 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 items 2/02 and 2/04 on the list of planning applications.

[Note: Planning application 2/02 was subsequently deferred, and so the representations were not received].

Resolved Items

216. 2/01, Harrow Arts Centre, 171 Uxbridge Road, P/1099/23

PROPOSAL: redevelopment to provide two storey building containing multi-purpose teaching rooms and artists studio (Use Class F); demolition of three temporary classroom buildings; hard and soft landscaping; drainage works (retrospective) (as amended by the Addendum).

This was a resubmission of approved application P/3594/20, subsequently varied under P/0764/22, to enable a slight relocation of the building.

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 to issue the decision after the expiration of the press notice on 6th July 2022, subject to addressing any comments and objections that are received being addressed to the satisfaction of the Chief Planning Officer and subject to the Conditions listed in Appendix 1 of the report.

RECOMMENDATION B

That if any incoming comments or objections are received up to the overall consultation expiry date of 6th July (or any extended period as may be agreed by the Chief Planning Officer) and they cannot be addressed to the satisfaction of the Local Planning Authority, the application shall be referred to the next available planning committee for further consideration by members.

DECISION: GRANT

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

217. 2/02, 35 Manor Way HA2 6BZ, P/0941/23

PROPOSAL: first floor rear extension; external alterations (as amended by the Addendum and Supplemental Addendum).

Planning Officers recommended deferral of the application to allow for changes to be made to it.

Councillor Nitin Parekh proposed that the application should not be deferred.

This was seconded by Councillor Peymana Assad, put to the vote, and not agreed.

DECISION: DEFER

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

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

Councillors Assad, Dolor and Parekh voted against deferring the application.

218. 2/03, Grimsdyke Hotel, Old Redding, P/4030/22

PROPOSAL: Listed Building Consent - installation of secondary glazing (as amended by the Supplemental 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 Listed Building Consent 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.

219. 2/04, 16 Montgomery Road, HA8 6NT, P/2884/22

PROPOSAL: front porch; single and two storey side extension; single and two storey rear extension; external alterations (demolition of side and rear extension) (as amended by the Addendum).

The Committee received representation from Mrs Anne Murray, who urged the Committee to refuse the application.

The applicant (or their agent) did not appear before the Committee, despite being requested to.

Councillor Marilyn Ashton proposed that the application be deferred 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, to allow for a site visit, was unanimous.

220. 3/01, 2 Fallowfield, Stanmore, HA7 3DF, P/4009/22/6198

PROPOSAL: Appeal against non-determination - redevelopment to provide three storey building comprising of six self-contained flats (4 x 3 bed and 2 x 2 bed); parking; landscaping; bin and cycle stores (as amended by the Addendum).

The Committee voted and resolved to accept officer recommendations.

RECOMMENDATIONS

Had the application not been appealed for non-determination, the Local Planning Authority would have recommended that the application be refused.

The Committee was asked to:

- 1) agree the Grounds on which the local planning authority will defend the appeal as set out in the report.

Councillor Marilyn Ashton proposed the addition of another Ground for defending the appeal.

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

The Committee added the following Ground for defending the appeal:

- 1) the proposed development, by reason of its scale and potential opportunity to accommodate up to 26 occupiers within 6 separate households, would result in an over intensive use of the site, resulting in an overall increase in disturbance related to the comings and goings to the site, which would be harmful to the neighbouring residential amenities and the character of the area, contrary to policy D3 London Plan (2021) and DM1 Harrow Development Management Policies (2013).

DECISION: APPROVE GROUNDS FOR DEFENDING APPEAL

The Committee wished it to be recorded that the Grounds for defending the appeal were approved, and the addition of another Ground being added, 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 7.40 pm).

(Signed) Councillor Marilyn Ashton
Chair