

Planning Committee

Minutes

27 September 2023

Present:

Chair: Councillor Marilyn Ashton

Councillors: Ghazanfar Ali Nitin Parekh
Christopher Baxter Samir Sumaria

Apologies received: Councillor Zak Wagman
Councillor Peymana Assad

249. Attendance by Reserve Members

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

Ordinary Member

Councillor Zak Wagman
Councillor Peymana Assad

Reserve Member

Councillor Norman Stevenson
Councillor Kandy Dolor

250. 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.

251. Declarations of Interest

RESOLVED: To note that there were none.

252. Minutes

RESOLVED: That the minutes of the meeting held on 6 September 2023 be taken as read and signed as a correct record.

253. Public Questions

RESOLVED: The Chairman reported that she had spoken with the questioner and had explained to him the reason for the message is that the new Planning Portal is going live within the next couple of weeks and so the officers are engaged in determining as many applications as possible to avoid unnecessary delays during the changeover. He was satisfied with this explanation and was content not to ask the question on the basis that the message will be made clearer asap.

254. Petitions and Deputations

RESOLVED: To note that no petitions or deputations were put.

255. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

256. Addendum

RESOLVED: To accept the Addendum.

257. Representations on Planning Applications

RESOLVED: To note that there were none.

258. Planning Appeals

The Committee received a report on the latest appeals received from April to June 2023. It was noted that a total of 42 had been received of which: 5 enforcements, 3 no determined, 34 refusal and 1 of which comprises with costs application.

So, 67% dismissed, 31% are allowed and a split decision at 2%.

The Chair and Members thanked the Officer for the work undertaken in compiling the report.

In response to a question, Members were advised that the appeal decisions varied according to the views of the different planning inspectors.

DECISION: Noted.

259. 2-01 Royal Mail Postal Delivery Office P/1980/22

PROPOSAL: Change of use from Sorting Office (Sui Generis) to Flexible use for Storage and Distribution (Class B8) and Commercial floorspace (Class E(g) ii and E(g) iii) with ancillary offices.

RECOMMENDATION: The Planning 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 this report.

DECISION: APPROVE subject to the conditions set out in the Officer's report and tabled addendum.

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

260. 2-02 12-22 Herga Road, HA3 5AS P/3539/22

PROPOSAL: Creation of additional two storeys (third and fourth floor levels to existing building) comprising of eight self-contained flats (4x1 person studios, 2x1bed and 2x2bed) and cycle stores and associated external alterations.

RECOMMENDATION A

The Planning Committee is asked to:

- 1) Agree the reasons for approval subject to conditions as set out in this 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 the Section 106 legal agreement and other enabling development and issue of the planning permission, 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.
The S106 agreement Heads of Terms would cover parking permit restrictions, legal costs, administration and monitoring.:

RECOMMENDATION B

That if, by 30th November 2023, or such extended period as may be agreed in writing by the Chief Planning Officer, then delegate the decision to the Chief Planning Officer to REFUSE planning permission for the following reason.

1. 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 (2023), policies T6 and T6.1 of The London Plan (2021), policy CS1 of the Core Strategy (2012), AAP9 of the Harrow and

Wealdstone Area Action Plan (2013), policies DM42 and DM50 of the Harrow Development Management Policies Local Plan.

DECISION: APPROVE – subject to completion of the Section 106 legal agreement.

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

The 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 7.30 pm).

(Signed) Councillor Marilyn Ashton
Chair