
REPORT OF DEVELOPMENT CONTROL COMMITTEE

MEETING HELD ON 17 MAY 2005

Chair: Councillor Anne Whitehead

Councillors: * Marilyn Ashton (in the Chair) * Janet Cowan
 * Mrs Bath * Idaikkadar
 * Blann (2) * Miles
 * Billson * Mrs Joyce Nickolay
 * Bluston * Thornton
 * Choudhury

* Denotes Member present
 (2) Denotes category of Reserve Members

[Note: Councillor Stephenson also attended this meeting to speak on the item indicated at Minute 899 below].

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES

895. **Appointment of a Chair for the Meeting:**
 In the absence of the Chair of the Committee, Councillor Anne Whitehead, nominations were requested for a Chair of the meeting.
 Councillors Marilyn Ashton and Bluston were both nominated and seconded.
 Upon being put to a vote, it was
RESOLVED: To appoint Councillor Marilyn Ashton as Chair of the meeting.
896. **Appointment of a Chair for the Municipal Year 2005/2006:**
RESOLVED: To note the appointment under the provisions of Council Procedure Rule 1.1(xii) of Councillor Anne Whitehead as Chair of the Development Control Committee for the 2005/2006 Municipal Year, as agreed at the Annual Council Meeting held on 12 May 2005.
897. **Attendance by Reserve Members:**
RESOLVED: To note the attendance at this meeting of the following duly appointed Reserve Members:
- | <u>Ordinary Member</u> | <u>Reserve Member</u> |
|---------------------------|-----------------------|
| Councillor Anne Whitehead | Councillor Blann |
898. **Appointment of a Vice-Chair:**
 Councillor Marilyn Ashton was nominated and seconded.
 Councillor Bluston was nominated and seconded.
 Upon being put to a vote, it was
RESOLVED: To appoint Councillor Marilyn Ashton as Vice-Chair of the Development Control Committee for the 2005/2006 Municipal Year.
899. **Right of Members to Speak:**
RESOLVED: That, in accordance with Committee Procedure Rule 4.1, the following Councillor, who is not a member of the Committee, be allowed to speak on the agenda item indicated:
- | | |
|-----------------------|---------------------------|
| Councillor Stephenson | Planning Application 1/03 |
|-----------------------|---------------------------|

900. **Declarations of Interest:**

RESOLVED: To note the following Declarations of Interest made by Members present relating to business to be transacted at this meeting:

- (i) Planning Application 2/06 – Maureville Residential Care Home, 44/46 Radnor Road, Harrow
Councillor Mrs Bath declared a personal interest in the above item. Accordingly, Councillor Mrs Bath remained and took part in the discussion and decision-making on this item.
- (ii) Planning Application 2/13 – Pinner Park First School, 10 Melbourne Avenue, Pinner
Councillor Bluston declared a personal interest in the above item, on the basis that one of his children taught at the school. Accordingly, Councillor Bluston remained and took part in the discussion and decision-making on this item.
- (iii) Planning Application 2/15 – Land R/O 613 Kenton Lane, Harrow
Councillor Blann declared a personal interest in the above item, on the basis that he had twice purchased goods from the business operating on the site. Accordingly, Councillor Blann remained and took part in the discussion and decision-making on this item.

901. **Arrangement of Agenda:**

RESOLVED: That (1) in accordance with the provisions of the Local Government (Access to Information) Act 1985, the following item/information be admitted to the agenda by reason of the special circumstances and grounds for urgency stated:

<u>Agenda Item</u>	<u>Special Circumstances/Reasons for Urgency</u>
Addendum	This contains information relating to various items on the agenda and is based on information received after the agenda's despatch. It is admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision.
7. Minutes	The minutes were inadvertently omitted from circulation with the main agenda.
21. Bradstowe House	This report was not available at the time the agenda was printed and circulated. Members are requested to consider this item, as a matter of urgency, as delay in taking a decision would prolong the current social and environmental difficulties encountered with this site.

and;

(2) all items be considered with the press and public present, with the exception of the following item, which would be considered with the press and public excluded for the reason indicated:

<u>Agenda Item</u>	<u>Special Circumstances/Reasons for Urgency</u>
21. Bradstowe House	The report relating to this item contains exempt information under paragraph 12 of Part I of Schedule 12A of the Local Government Act 1972 in that the report contains legal advice.

902. **Minutes:**

RESOLVED: That the Chair be given authority to sign the minutes of the meeting held on 20 April 2005, those minutes having been circulated, as a correct record of that meeting, once printed in the Council Bound Volume, subject to the following amendment:

87 Kenton Lane, Harrow (Item 2/28)

Add to the Minute: Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Kara and Mrs Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application.

903. **Public Questions:**

RESOLVED: To note that there were no public questions to be received at this meeting under the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution).

904. **Petitions:**

RESOLVED: To note receipt of the following petition which was referred to the Group Manager (Planning and Development) for consideration:

Petition Objecting to Flat Development in Manor Road

Councillor Bluston presented the above petition, which had been signed by 70 residents. Councillor Bluston advised that the petition related to general objections to development on Manor Road, rather than a specific planning application.

905. **Deputations:**

RESOLVED: To note that there were no public questions to be received at this meeting under the provisions of Committee Procedure Rule 16 (Part 4B of the Constitution).

906. **Land at Honeypot Lane - Development Brief: Reference Cabinet Meeting held on 14 April 2005:**

The Committee received a reference from the Cabinet meeting held on 14 April 2005 which advised the Committee that the draft Development Brief for land at Honeypot Lane, Stanmore had been approved by Cabinet as "Supplemental Planning Guidance" to be used for Development Control purposes.

The Chair noted that the preamble to the Strategic Planning Advisory Panel's Recommendation to the Cabinet on this matter included comments of some Panel Members reflecting reservations about the density and the percentage mix of tenure, as set out in the Planning Brief.

RESOLVED: That the above be noted.

907. **Representations on Planning Applications:**

That, in accordance with the provisions of Committee Procedure Rule 17 (Part 4B of the Constitution), representations be received in respect of item 2/03 on the list of planning applications.

908. **Planning Applications Received:**

RESOLVED: That authority be given to the Group Manager (Planning and Development) to issue the decision notices in respect of the applications considered, as set out in the schedule attached to these minutes.

909. **Planning Appeals Update:**

The Committee received a report of the Group Manager (Planning and Development) which listed those appeals being dealt with and those awaiting decision.

RESOLVED: That the report be noted.

910. **Enforcement Notices Awaiting Compliance:**

The Committee received a report of the Group Manager (Planning and Development) which listed those enforcement notices awaiting compliance.

RESOLVED: That (1) the report be noted;

(2) written progress reports be submitted to those Members who had requested them in respect of 93 Stanmore Hill, 4 Elm Park, 78 Cecil Road and Harrow Hospital Site.

911. **Section 247 of the Town and Country Planning Act 1990 Stopping Up of the Highway - Former Youth Centre, Library and Car Park - Grant Road/George Gange Way, Wealdstone Site:**

The Committee received a report of the Interim Head of Environment and Transportation which sought approval for officers to proceed with the making of an order under Section 247 of the Town and Country Planning Act 1990 Stopping Up of

the Highway for the former youth centre, library and car park at the Grant Road/George Gange Way, Wealdstone site. The Committee noted that there were no objections to the proposed order.

RESOLVED: To authorise officers to proceed with the making of the order without further reference to the Committee.

[REASON: To enable the development to be carried out in accordance with the planning permission granted].

912. **61 Oxleay Road, Rayners Lane:**

The Committee received a report of the Group Manager (Planning and Development).

RESOLVED: That the Director of Legal Services to be authorised to (1) issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring:

- (i) Demolition of the rear single storey extension;
- (ii) the permanent removal of their constituent elements from the land.

(i) and (ii) should be complied with within a period of six months from the date on which the Notice takes effect;

(2) issue Notices under Section 330 of the Town and Country Planning Act 1990 (as amended) as necessary in relation to the above alleged breach of planning control; and

(3) institute legal proceedings in the event of failure to:

- (i) supply the information required by the Borough through the issue of Notices under Section 330 of the Town and Country Planning Act 1990; and/or
- (ii) comply with the Enforcement Notice.

[REASON: To ensure that the alleged breach of planning control is removed in the interests of amenity].

913. **33 Orchard Grove, Edgware:**

The Committee received a report of the Group Manager (Planning and Development).

RESOLVED: That the Director of Legal Services to be authorised to (1) issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring:

- (i) Demolition of the rear dormer extension;
- (ii) demolition of the hip to gable extension;
- (iii) the permanent removal of their constituent elements from the land.

(i), (ii) and (iii) should be complied with within a period of six months from the date on which the Notice takes effect;

(2) issue Notices under Section 330 of the Town and Country Planning Act 1990 (as amended) as necessary in relation to the above alleged breach of planning control; and

(3) institute legal proceedings in the event of failure to:

- (i) supply the information required by the Borough through the issue of Notices under Section 330 of the Town and Country Planning Act 1990; and/or
- (ii) comply with the Enforcement Notice.

[REASON: To ensure that the alleged breach of planning control is removed in the interests of amenity].

914. **35 Orchard Grove, Edgware:**

The Committee received a report of the Group Manager (Planning and Development).

RESOLVED: That the Director of Legal Services to be authorised to (1) issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring:

- (i) Demolition of the rear dormer;
- (ii) demolition of the hip to gable extension;
- (iii) the permanent removal of their constituent elements from the land.

(i), (ii) and (iii) should be complied with within a period of six months from the date on which the Notice takes effect;

(2) issue Notices under Section 330 of the Town and Country Planning Act 1990 (as amended) as necessary in relation to the above alleged breach of planning control; and

(3) institute legal proceedings in the event of failure to:

- (i) supply the information required by the Borough through the issue of Notices under Section 330 of the Town and Country Planning Act 1990; and/or
- (ii) comply with the Enforcement Notice.

[REASON: To ensure that the alleged breach of planning control is removed in the interests of amenity].

915. **Any Other Business:**

- (i) Bentley Priory

RESOLVED: That the Group Manager (Planning and Development) be requested to formally notify Bentley Priory SSSI of any planning applications submitted for the Bentley Priory area.

916. **Bradstowe House:**

The Committee received a confidential report of the Director of Strategic Planning in this matter.

RESOLVED: To (1) request that Cabinet investigate the reasons for the delay and report its findings to the Committee;

(2) defer consideration of the report of the Director of Strategic Planning until such time as the additional information requested from Cabinet was available.

917. **Extension and Termination of the Meeting:**

In accordance with the provisions of Committee Procedure Rule 14 (Part 4B of the Constitution) it was

RESOLVED: (1) At 10.00 pm to continue until 10.30 pm;

(2) at 10.30 pm to continue until 11.00 pm;

(3) at 11.00 pm to continue until 11.15 pm;

(4) at 11.15 pm to continue until 11.30 pm;

(5) at 11.30 pm to continue until 11.32pm;

(6) at 11.32 pm to continue until 11.34 pm;

(7) at 11.34 pm to continue until 11.37 pm.

(Note: The meeting, having commenced at 7.30 pm, closed at 11.37 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chair (See Minute 895)

LOCATION: The Bell House, 2 Julian Hill, Harrow

APPLICANT: Mr A. Terroni for Mrs Judeg

PROPOSAL: Renovation and conversion of derelict outbuilding, including single storey side extension, to create an additional dwellinghouse

DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/05 **APPLICATION NO:** P/490/05/DFU

LOCATION: 220 Shaftesbury Avenue, South Harrow

APPLICANT: D K Sugunasingha for Dr Sarath Obeysekera

PROPOSAL: Alterations to front and conversion to two flats, parking and access at front

DECISION: REFUSED permission for the development described in the application and submitted plans, as amended in the Addendum, for the following reasons:

- (i) The proposed development would result in overdevelopment of a restricted site, and an over-intensive use giving rise to disturbance and general activity detrimental to the amenity of the occupiers of this and adjoining residential properties.

[Notes: (1) During discussion on the above item, it was moved and seconded that the application be refused. Upon being put to a vote, this was carried;

(2) Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Mrs Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application;

(3) the Group Manager Planning and Development had recommended that the above application be granted].

LIST NO: 2/06 **APPLICATION NO:** P/736/05/CFU

LOCATION: Maureville Residential Care Home, 44/46 Radnor Road, Harrow

APPLICANT: Burton J Helling for Mr and Mrs Watson

PROPOSAL: Conversion to provide 8 self-contained flats; 3 rear dormer windows and rooflight at front (resident permit restricted)

DECISION: REFUSED permission for the development described in the application and submitted plans, as amended in the Addendum, for the following reasons:

- (i) The proposed conversion would result in an over-intensive use of the property which, by reason of associated disturbance and general activity, would detract from the residential amenities of the occupiers of neighbouring properties and be out of character in the locality.
-

- (ii) The proposal does not provide adequate rear garden amenity space for 8 residential flats thus providing an inadequate standard of amenity for future occupiers.
- (iii) The proposed bin storage would have a detrimental impact on the amenity of the adjoining property.

[Notes: (1) During discussion on the above item, it was moved and seconded that the application be refused. Upon being put to a vote, this was carried;

(2) Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Mrs Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application;

(3) the Group Manager Planning and Development had recommended that the above application be granted].

(See also Minute 900).

LIST NO: 2/07 **APPLICATION NO:** P/348/05/DFU

LOCATION: 29 Brooke Avenue, Harrow

APPLICANT: Home Plans for Ms G Maghella

PROPOSAL: Alterations and conversion to two self-contained flats; new vehicle access

DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, as amended in the Addendum, subject to the conditions and informatives reported.

[Note: Councillor Billson wished to be recorded as having voted against the decision to grant the application].

LIST NO: 2/08 **APPLICATION NO:** P/3121/04/DFU

LOCATION: 31 Brooke Avenue, Harrow

APPLICANT: Home Plans for Ms G Maghella

PROPOSAL: Alterations, front porch and conversion of dwellinghouse to 2 self-contained dwellinghouses with access and car parking at front

DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

[Note: Councillor Billson wished to be recorded as having voted against the decision to grant the application].

LIST NO: 2/09 **APPLICATION NO:** P/3262/04/DFU

LOCATION: 4-10 College Road, Harrow

APPLICANT: David R Yeaman & Associates for Mr Soni and Mr Shah

PROPOSAL: Conversion of second floor from Language School to 6 self-contained flats and alterations

DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, as amended in the Addendum, subject to the conditions and informatives reported.

LIST NO: 2/10 **APPLICATION NO:** P/835/05/CFU

LOCATION: Harrow Telephone Exchange, Harrow View, Harrow

APPLICANT: Alan Dick UK Limited for UK Broadband

PROPOSAL: Installation of 3 antennae on existing tower on roof, equipment cabinet, removal of 3 dolphin antennae and supports

DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

[Notes: (1) During the discussion on the above item, it was moved and seconded that the application be refused for the following reasons:

- (i) The proposed development, by reason of unsatisfactory siting and appearance, would be detrimental to the visual amenity of neighbouring residents and the streetscene.

Upon being put to a vote, this was not carried;

(2) the substantive motion to grant the above application was carried;

(3) Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Mrs Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application].

LIST NO: 2/11 **APPLICATION NO:** P/792/05/CFU

LOCATION: Kenton Telephone Exchange, 10 Kenton Park Parade, Kenton Road, Kenton

APPLICANT: Alan Dixk UK Ltd for UK Broadband

PROPOSAL: Installation of 3 x 850mm antennae on existing poles, 2 equipment cabinets and auxillary equipment on roof

DECISION: REFUSED permission for the development described in the application and submitted plans for the following reasons:

- (i) The proposal represents a proliferation of the use of telecommunication equipment on the roof to the detriment of the visual amenities in the surrounding area.

[Notes: (1) During discussion on the above item, it was moved and seconded that the application be refused. Upon being put to a vote, this was carried;

(2) Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan, Mrs Joyce Nickolay and Thornton wished to be recorded as having voted for the decision to refuse the application;

(3) Councillors Blann, Bluston, Choudhury, Idaikkadar and Miles wished to be recorded as having voted against the decision to refuse the application;

(4) the Group Manager Planning and Development had recommended that the above application be granted].

LIST NO: 2/12 **APPLICATION NO:** P/906/05/CFU

LOCATION: Clarendon Road and part of Kymberley Road, between St George's Centre and College Road, Harrow

APPLICANT: Alsop Design Ltd – Caroline Koo for London Borough of Harrow

PROPOSAL: Elevated illuminated planting structures and improvements to public highway to provide a shared surface, motorcycle and cycle parking, re-siting of disabled parking

DECISION: DEFERRED at officers' request.

LIST NO: 2/13 **APPLICATION NO:** P/777/05/CFU

LOCATION: Pinner Park First School, 10 Melbourne Avenue, Pinner

APPLICANT: Harrow Council, Urban Living Department for People First Department

PROPOSAL: Removal of prefabricated classroom, development of single storey extension

DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

(See also Minute 900).

LIST NO: 2/14 **APPLICATION NO:** P/537/05/CFU

LOCATION: Lee House, 5 Potter Street Hill, Pinner

APPLICANT: N P Raspin

PROPOSAL: Construction of storage area at side of house and extended retaining wall. Construction of detached summer house

DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/15 **APPLICATION NO:** P/1734/03/DFU

LOCATION: Land R/O 613 Kenton Lane, Harrow

APPLICANT: David Barnard for C Moriarty

DECISION: WITHDRAWN by the applicant.

LIST NO: 3/02 **APPLICATION NO:** P/3293/04/DFU

LOCATION: 9 West Drive Gardens, Harrow

APPLICANT: JPB Architects for Mr and Mrs M. Masterton

PROPOSAL: Retention of, and modifications to, roof extension at side, rear and front and front and rear dormers (revised)

DECISION: REFUSED permission for the development described in the application and submitted plans, for the reason and informative reported.
