

PLANNING COMMITTEE

MINUTES

13 MARCH 2013

Chairman: * Councillor Keith Ferry

Councillors: * Mrinal Choudhury * Joyce Nickolay
* Graham Henson (1) * Bill Phillips
* Manji Kara (2) * Stephen Wright

* Denotes Member present
(1), (2) Denote category of Reserve Members

370. Attendance by Reserve Members

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

Ordinary Member

Councillor William Stoodley
Councillor Stephen Greek

Reserve Member

Councillor Graham Henson
Councillor Manji Kara

371. 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.

372. Declarations of Interest

RESOLVED: To note that there were no declarations of interests made by Members.

373. Minutes

RESOLVED: That the minutes of the meeting held on 20 February 2013 be taken as read and signed as a correct record.

374. Public Questions, Petitions and Deputations

RESOLVED: To note that no public questions were put, or petitions or deputations received.

375. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

376. Representations on Planning Applications

RESOLVED: That in accordance with the provisions of Committee Procedure Rule 30 (Part 4B of the Constitution), representations be received in respect of item 1/01 on the list of planning applications.

RESOLVED ITEMS

377. Planning Applications Received

In accordance with the Local Government (Access to Information) Act 1985, the Addendum was admitted late to the agenda as it contained information relating to various items on the agenda and was based on information received after the despatch of the agenda. It was admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision.

RESOLVED: That authority be given to the Divisional Head of Planning to issue the decision notices in respect of the applications considered.

MORRISONS SUPERMARKET PLC, 299 UXBRIDGE ROAD, HATCH END, PINNER, HA5 4QT

Reference: P/2376/12 (Morrison Supermarkets PLC). Construction of a Ramped Car Park Deck and Two Staircase/Lift Enclosures; Alterations to Existing Parking Layout and Provision of New External ATM Pod; Landscaping.

It was reported that a site visit had taken place. An officer introduced the report and drew attention to the addendum. It was reported that confirmation was awaited on some of the Heads of Terms for the Legal Agreement.

In response to questions, it was noted that:

- given the distance across the railway to the nearest residential properties, the deck screening was considered appropriate both as a buffer and for light;

- there was no specific evidence to suggest a large extent of commuter parking in the car park;
- a full Travel Plan had been prepared for the site. It would be a finalised plan with reasonable and fair targets;
- the traffic movement routes around the car park could be formalised. Whilst not strictly enforceable as it was not part of the highway, most drivers adhered to the signed routes;
- the officers understood that it was the intention of the Applicant to implement the extant planning permission. The strategy for the Head of Terms management plan was that parking would not be authorised on the area identified in the permission for the supermarket extension.

DECISION:

- (1) **GRANTED** permission for the development as described on the application and submitted plans, as amended by the addendum, subject to the completion of a Section 106 agreement by 13 September 2013, conditions and informatives reported;
- (2) the delegation to the Divisional Director of Planning, in consultation with the Director of Legal and Governance Services, for the sealing of the Section 106 Agreement and to agree any minor amendments to the conditions or the legal agreement be approved;
- (3) should the Section 106 Agreement not be completed by 13 September 2013, the decision to REFUSE planning permission be delegated to the Divisional Director of Planning on the grounds as set out in the report.

The Committee wished it to be recorded that the decision to grant the application was as follows:

Councillors Mrinal Choudhury, Keith Ferry, Graham Henson, Manji Kara, Joyce Nickolay and Bill Phillips voted to grant planning permission

Councillor Stephen Wright abstained.

324 RAYNERS LANE, HARROW, HA5 5ED

Reference: P/2922/12 (Chase Properties Uk Ltd). Change of Use of Retail (Use Class A1) to Estate Agent (Use Class A2).

The Committee was informed that it was considered an appropriate use although it was a departure from planning policy. The change of use to A2 would be restricted to estate agent.

The highway authority had no objection. There was insufficient space for secure cycle space but facilities were available by the tube station.

DECISION: GRANTED permission for the development as described on the application and submitted plans, as amended by the addendum, subject to the conditions and informatives reported

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

PINNER PARK INFANT AND NURSERY SCHOOL & PINNER PARK JUNIOR SCHOOL MELBOURNE AVENUE, PINNER, HA5 5SJ

Reference: P/3109/12 (Harrow Council). Construction of Two Storey Extension to Provide a New Teaching Block and a Single Storey Hall Extension to the Junior School Involving Construction of a Covered Walkway Linking the Extensions with the Main School Building; Construction of a Two Storey Extension to the Infant School together with Single Storey Entrance Lobby and Provision of External Canopies; Provision of a New Entrance for the Junior and Infant School; Provision of New Hard Play Areas and Soft Landscaping; New Boundary Treatment including New Pedestrian Gates; Provision of New Shared Car Park for Both Schools; Provision of Bin Store; Demolition of Existing Caretakers Dwellinghouse (To Increase Both the Junior and Infant Schools from a 3 Form Entry to a 4 Form Entry Primary School).

An officer reported that a site visit had taken place. It was noted that additional representations had been received from Sports England who did not object subject to the inclusion of a condition regarding a Community Use Scheme. Notwithstanding the objection from the Environment Agency, it was considered that the Flood Risk Assessment was acceptable and did not warrant refusal of the application. The Environment Agency had suggested an infiltration system but this was not considered to work on the existing clay soil of the site.

In response to questions it was noted that:

- the car parking was like for like. A Construction Management Plan was required to ease congestion;
- the Head of Development Management and Building Control attends the School Organisation Officer Group in order to gain an understanding of future development needs and to provide advice at an early stage;
- the Caretakers house was vacant.

DECISION: GRANTED permission, under Regulation 3 of the Town and Country Planning General Regulations, for the development described in the application and submitted plans, as amended by the addendum, subject to the conditions and informatives reported.

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

378. Member Site Visits

RESOLVED: To note that there were no site visits to be arranged.

(Note: The meeting, having commenced at 6.30 pm, closed at 7.40 pm).

(Signed) COUNCILLOR KEITH FERRY
Chairman