

PLANNING COMMITTEE

MINUTES

18 JUNE 2014

Chairman: * Councillor Keith Ferry

Councillors: * June Baxter * Kairul Kareema Marikar
* Stephen Greek * Norman Stevenson
* Graham Henson * Anne Whitehead

* Denotes Member present

1. Attendance by Reserve Members

RESOLVED: To note that there were no Reserve Members in attendance at this meeting.

2. Appointment of Vice-Chairman

RESOLVED: To appoint Councillor Anne Whitehead as Vice-Chairman of the Planning Committee for the 2014/2015 Municipal Year.

3. Right of Members to Speak

RESOLVED: That, in accordance with Committee Procedure Rule 4.1, the following Councillor, who was not a Member of the Committee, be allowed to speak on the agenda item indicated:

Councillor

Planning Application

Simon Brown

1/01 Kodak, Headstone Drive, Wealdstone

4. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Agenda Item 11 – Planning Application 1/02 – Cannon Lane First and Junior School, Cannonbury Avenue, Pinner

Councillor June Baxter declared a pecuniary disclosable interest in that she was a resident of Chestnut Drive. She would leave the room whilst the matter was considered and voted upon.

Agenda Item 11 – Planning Application 2/03 – Whitchurch First and Middle School, Wemborough Road, Stanmore

Councillors June Baxter, Stephen Greek and Norman Stevenson declared a non-pecuniary interest in that a Conservative Councillor lived in the vicinity of the application site. They would remain in the room whilst the matter was considered and voted upon.

5. Minutes

RESOLVED: That the minutes of the meeting held on 9 April 2014 and the Special meetings held on 16 April and 30 April 2014 be taken as read and signed as a correct record.

6. Public Questions, Petitions and Deputations

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

7. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

8. 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 1/02 on the list of planning applications.

RESOLVED ITEMS

9. Planning Applications Received

In accordance with the Local Government (Access to Information) Act 1985, the Addendum and two further Addendums were admitted late to the agenda as they contained information relating to various items on the agenda and were based on information received after the despatch of the agenda. They were 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 Director of Planning to issue the decision notices in respect of the applications considered.

KODAK HEADSTONE DRIVE, WEALDSTONE

Reference: P/0873/14 (LS Harrow Properties Ltd). Minor Material Amendment to the Outline Planning Permission P/3405/11 for the Comprehensive, Phased, Mixed Use Development of Land at Harrow View and Headstone Drive. Relocate the Primary School (up to 3,630sqm) from Development Zone P to Development Zone A (in Phase 1) and to Relocate the Leisure Use (up to 1,155 sqm) and Community Centre (up to 1,562 sqm) from Development Zone A to Development Zone P (in Phase 2). Interim Energy Centre to be Located within Zone A to Supply Phase 1.

In response to questions, the Committee was informed that:

- in regard to the proposal to relocate the proposed primary school in the vicinity of the Waverley Industrial Estate, the use of that Estate was materially different to the industrial operations at Kodak;
- as the scheme progressed from outline planning permission, full consultation would take place at each phase of the scheme including consultation on the relevant travel plan. An agreed framework travel plan had been submitted at the outline stage on an area wide basis encompassing the whole site. There would be the opportunity to trigger TFL accreditation on gold, silver or bronze levels for the travel plan.

DECISION: GRANTED permission for the minor material amendment described in the application and submitted plans, subject to conditions and informatives reported and subject to minor modifications to the Section 106 agreement, as amended by the addendum.

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

CANNON LANE FIRST AND JUNIOR SCHOOL, CANNONBURY AVENUE, PINNER

Reference: P/1217/14 (Harrow Council). Construction of a Two Storey Extension attached to North and East Elevations of Existing Building and Single Storey Infill Extension to the West Elevation; Provision of a Kitchen Extract Duct on Flat Roof of Building to the West; Reconfiguration of Existing Car Park Layout; New Car Park adjacent to Chestnut Drive Entrance with Four Lamp Posts; Hard and Soft Landscaping Including the Provision of Bollard Lighting; Boundary Treatment; External Alterations; Part Demolition of Existing Ground Floor and Removal of Temporary Mobile; (in Association with the Expansion of the School from a 3 Form Entry Primary School to a 4 Form Entry Primary School).

In response to questions, the Committee was informed that:

- the additional staff car parking area had been proposed in conjunction with the current provision to alleviate on-street congestion. Although it would be a school management issue to consider measures to ensure that others do not park in the staff car park, the officers would draw it to the attention of the school;
- as Thames Water consent was still required in respect of surface water attenuation and storage, the officers would ensure that this was dealt with by a pre-occupation informative;
- construction vehicles were prevented by condition from access to the site during peak morning or afternoon hours;
- the project did not include road drainage works to nearby roads and, to prevent further congestion, the officers undertook to liaise with Thames Water to seek to ensure that no drainage projects were undertaken during the construction period;
- the front gate could be shut to prevent vehicular egress and exit during drop off and collection times but could not be shut throughout the day. The travel plan, including management of the staff car park, would be monitored by Council officers. An additional two parking enforcement vehicles had been purchased to address illegal parking in streets surrounding the school.

The Committee received representations from an objector, Andy Alder, and the applicant, Mick Lorkins.

DECISION: GRANTED permission, under Regulation 3 of the Town and Country Planning General Regulations, for the development described in the application and submitted plans, subject to the conditions and informatives reported, as amended by the addendum, together with an additional condition and a pre-occupation informative as follows:

Prior to commencement of use of the staff car park, details of arrangements for the management of the car park, including the locking of gates during peak morning and afternoon times, shall be submitted to and approved by the Local Planning Authority.

REASON: In the interests of the amenities of occupiers of adjoining properties, in accordance with policies 7.4 and 7.6 of the London Plan 2011 and policies DM1 and DM42 of the Harrow Development Management Policies Local Plan 2013.

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

REAR OF UNITS 1 AND 2, 354 - 356 PINNER ROAD, HARROW

Reference: P/0979/14 (The Gym Ltd). Change of Use of Additional Floorspace from Retail (Use Class A1) to a Gym (Use Class D2) to Provide an Extension to the Existing Gym Use.

In response to questions, the Committee was informed that:

- the report replicated the conditions applied to the permission for the larger development of which it is now a part under P/2447/04/CFU;
- separate planning permission would be required to site the main entrance on the Pinner Road part of the development.

DECISION: GRANTED permission for the change of use described in the application and submitted plans, subject to conditions and informatives reported.

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

SHAFTESBURY SCHOOL, LONG ELMES, HARROW WEALD

Reference: P/1251/14 (Harrow Council). Construction of a Two Storey Extension to the North of the Site; Associated Hard and Soft Landscaping; Associated Parking (Involving Partial Demolition of the Existing Boiler Room) (In Association with the Expansion of the School to Create 40 Additional Spaces by 2017).

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

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

WHITCHURCH FIRST AND MIDDLE SCHOOL, WEMBOROUGH ROAD, STANMORE

Reference: P/1393/14 (Harrow Council). Construction of Single Storey Extensions to South, West North and East Elevations of Existing School Building; Construction of a Single Storey Infill Extension to South West Elevation; Provision of External Canopies to Southern Elevation and South West and West Elevation; Provision of Extract Duct and Condenser over Kitchen Roof to the North; Associated Hard and Soft Landscaping and New Boundary Treatment; Associated Ramp to Single Storey Rear Extension to the West; External Alterations (In Association with the Expansion of the Existing 3 Form Entry Primary School to a 4 Form Entry Primary School).

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

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

NORBURY FIRST AND MIDDLE SCHOOL, WELLDON CRESCENT, HARROW

Reference: P/1448/14 (Harrow Council). Construction of a Two Storey Extension and Single Storey Infill Extension to the North of the Existing Building with Associated Balustrades and Louvres at Roof Level; Single Storey Lobby Extension to East Elevation of Existing Building with Associated School Signage; Associated Hard and Soft Landscaping; External Alterations; New Signage to Two Storey Extension; (in Association with the Expansion of the Existing 2 Form Entry Primary School to a 3 Form Entry Primary School).

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

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

328-332 STATION ROAD, HARROW

Reference: P/2427/13 (Annovato Holdings Ltd). Redevelopment of Upper Floors to Provide Three Storeys (in Addition to the Ground Floor) Containing 9 Residential Flats (4 Storeys Overall); Refuse and Cycle Storage at Rear on Ground Floor; External Alterations (Demolition of First and Second Floors).

At the request of the Committee, the officers undertook to ascertain whether the developer would consider providing lighting to the adjacent alleyway.

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

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

HARROW COLLEGE, BROOKSHILL, HARROW WEALD

Reference: P/0578/14 (Ms Judith Abbott). Demolition of North Block of Existing Two Storey Gaskell Building; Construction of New Single Storey Building with Photovoltaics on Roof; New Boundary Treatment; External Alterations.

The Committee was informed that the proposed development was acceptable in accordance with the National Planning Policy Framework subject to consideration of a masterplan. In response to a question, it was noted that the masterplan would be owned by the College who would consult on any applications and it would enable the Local Planning Authority to see how each application fitted into the masterplan. The LPA could not insist on a masterplan and a Supplementary Planning Document, which had more weight

than a masterplan, was not applicable to a site the size of Harrow College at Brookshill.

DECISION: GRANTED planning permission subject to conditions and informatives reported, and the receipt of a signed Unilateral Undertaking by the owner of the site, as amended by the addendum.

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

10. Proposed Article 4 Direction - The Lodge, Canons Park, Donnefield Avenue within Canons Park Conservation Area and The Grade II Listed Registered Park and Garden

RESOLVED: That an Article 4(1) Direction of the Town and Country Planning Act (General Permitted Development) Order 1995 covering The Lodge, Canons Park, Donnefield Avenue in the Canons Park Conservation Area be introduced to remove permitted development rights where the permitted development would front a highway and open space.

11. Member Site Visits

RESOLVED: To note that there were no site visits to be arranged arising from the meeting.

(Note: The meeting, having commenced at 6.30 pm, closed at 7.37 pm).

(Signed) COUNCILLOR KEITH FERRY
Chairman