

PLANNING COMMITTEE

MINUTES

25 JUNE 2014

Chairman: * Councillor Keith Ferry

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

* Denotes Member present

12. Attendance by Reserve Members

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

13. Right of Members to Speak

RESOLVED: That, in accordance with Committee Procedure Rule 4.1, the following Councillors, who were not Members of the Committee, be allowed to speak on the agenda item indicated:

Councillor

James Bond
Simon Brown
Janet Mote

Planning Application

2/01 and 2/02 St John Fisher Catholic
Primary School, Melrose Road, Pinner

14. **Declarations of Interest**

RESOLVED: To note that the following interests were declared:

Agenda Item 10 – Planning Application 1/03 – Bentley Wood High School, Binyon Crescent, Stanmore

Councillor Kairul Kareema Marikar declared a non-pecuniary interest in that she was the local authority appointed Governor at Bentley Wood High School. She would remain in the room whilst the matter was considered and voted upon.

Agenda Item 10 – Planning Application 2/01 and 2/02 – St John Fisher Catholic Primary School, Melrose Road, Pinner

Councillor Janet Mote declared a non-pecuniary interest in that she was the local authority appointed Governor at St John Fisher Catholic Primary School. She would remain in the room whilst the matter was considered and voted upon.

Agenda Item 10 – Planning Application 1/02 – Elmgrove First and Middle School, Kenmore Avenue, Harrow

Councillor Norman Stevenson declared a pecuniary interest in that his wife was employed at Elmgrove Primary School. He would leave the room whilst the matter was considered and voted upon.

Agenda Item 13 – Anmer Lodge (off Coverdale Close) and Stanmore Car Park (off Dennis Lane), Stanmore

Councillor June Baxter declared a non-pecuniary interest in that her employers were based in the vicinity of Anmer Lodge. She would remain in the room whilst the matter was considered and voted upon.

15. **Minutes**

RESOLVED: That the minutes of the meeting held on 18 June 2014 be considered at the next meeting.

16. **Public Questions, Petitions & Deputations**

RESOLVED: To note that no public questions, petitions or deputations were received at this meeting.

17. **References from Council and Other Committees/Panels**

RESOLVED: To note that no References were received at the meeting.

18. **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 items 2/01 and 2/03 on the list of planning applications.

RESOLVED ITEMS

19. Planning Applications Received

In accordance with the Local Government (Access to Information) Act 1985, the Addendum and additional Addenda 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 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.

KENMORE PARK INFANT, JUNIOR AND NURSERY SCHOOL, MOORHOUSE ROAD, HARROW

Reference: P/1449/14. (Harrow Council). Construction of a two storey linked extension to the south west of the existing building with an attached canopy and associated ramps/railings/steps at ground floor and balustrades at roof level; provision of additional parking spaces; hard and soft landscaping and new boundary treatment; external alterations; involving removal of existing horsa hut and mobile building and part demolition of existing ground floor (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 addendum.

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

ELMGROVE FIRST AND MIDDLE SCHOOL, KENMORE AVENUE, HARROW

Reference: P/1719/14 (Harrow Council). Construction of a two storey linked extension to the south east of the existing building; construction of single storey extension with associated canopy to south west elevation and single storey extension to west elevation of existing building; single storey infill extension to east; provision of kitchen extract duct over existing flat roof; provision of additional parking spaces and alteration to parking layout; hard and soft landscaping involving alteration to hard and soft play spaces; external alterations; involving removal of two existing mobile buildings (in association with the expansion of the existing 3 form entry primary school to a 4 form entry primary school).

An officer advised that the objection from Sport England regarding the size of the sports pitch had been withdrawn.

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.

BENTLEY WOOD HIGH SCHOOL, BINYON CRESCENT, STANMORE

Reference: P/1322/14 (Harrow Council). Construction of a three storey linked extension to the north east of the existing school building with associated ramps and railings; temporary re-location of one mobile classroom block and relocation of one further mobile classroom block; new vehicle access from clamp hill and associated parking spaces; hard and soft landscaping; new boundary treatment (in association with the expansion of the existing school by 1 form of entry and to facilitate 24 special educational needs places).

Following questions and comments from Members, an officer advised that:

- it would not be possible to put up signage around the school's entrance at Clamp Hill to direct vehicles at peak times, however, other traffic measures could mitigate against traffic related issues. The school was working toward Bronze level for its travel plan;
- the school had doubled its cycling provision with support from TfL.

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.

ST JOHN FISHER CATHOLIC PRIMARY SCHOOL, MELROSE ROAD, PINNER

Reference: P/1748/14 (Harrow Council). Construction of a single/two storey extension to the south east of the existing building with provision of balustrades at roof level and associated entrance canopy; construction of single storey extension adjacent to existing hall; alteration to existing parking layout; hard and soft landscaping involving alteration to existing hard and soft play spaces; new boundary treatment; external alterations including re-location of canopy from main front entrance to north east elevation; involving removal of existing mobile and demolition of caretakers house (in association with the expansion of the existing 2 form entry primary school to a 3 form entry primary school).

Following questions and comments from Members, an officer advised that schools' travel plans were independently assessed by Transport for London

(TfL), which awarded gold, silver and bronze levels. St John Fisher was the only school in Harrow to be awarded a Gold standard for its travel plan;

- the council had acquired two additional parking enforcement vehicles which were fitted with CCTV cameras and these would monitor traffic at school start and end times;
- there were no parking restrictions currently in operation in the vicinity of the school;
- the 24 parking spaces which had recently been re-sited and the turning circle in Melrose Road were primarily intended for the use of staff and not parents;

The Committee received representations from an objector, Amanda Woollams, and the applicant, Anne Lyons.

DECISION: GRANTED permission 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.

ST JOHN FISHER CATHOLIC PRIMARY SCHOOL, MELROSE ROAD, PINNER

Reference: P/1769/14 (Harrow Council). Application for modification of Section 106 agreement dated 27/05/1999 relating to land at St John Fisher First and Middle School, Melrose Road, Pinner to replace schedule 2 paragraph 1 with new provisions relating to the sustainable travel plan for the school and travel mitigation measures.

DECISION:

1. **GRANTED** permission for the development described on the application and submitted plans, as amended by the addendum, subject to the landowner entering a Deed of Variation with the Council on the terms set out in the report;
2. the delegation to the Divisional Director of Planning in consultation with the Director of Legal and Governance Services for the sealing of the Section106 agreement and to agree any minor amendments to the conditions or the legal agreement be approved.

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

HAULAGE YARD, 25 CECIL ROAD, HARROW

Reference: P/3801/13 (Mr Brendan Callan). Retention of gates, access, free standing toilet block, 3.number containers for storage, associated canopy/ garage for use for vehicular repairs on company vehicles only, associated timber open structures for storage of materials; continued use of 3.number containers as offices and continued use of the site (unit 4) as a contractors yard for the storage of vehicles, plant and materials (sui generis).

Following questions and comments from Members, an officer advised that:

- the Planning section's intention was that the introduction of Planning controls would help to regularise the use of the site;
- due to site constraints, only medium-sized transit vans with small trailers could access the site and large vehicles could not be accommodated there;
- under use class B8, there would be no hours of restriction and the site could be used for storage and could not operate as a working site.

The following motion was moved, seconded and agreed by a majority of votes:

"The proposed application would be an over-intensive use of the site, with inadequate arrangements for servicing and detrimental to the amenity of neighbouring occupiers, contrary to Policies DM1 and DM44 of the Development Management Policies Local Plan, AAP15 of the Harrow and Wealdstone Area Action Plan and 7.6B of the London Plan."

The Committee received representations from an objector.

DECISION: REFUSED the application for the reasons given above.

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

Councillors June Baxter, Stephen Greek, Norman Stevenson and Anne Whitehead voted to refuse the application.

Councillors Keith Ferry, Graham Henson and Kairul Kareema Marikar voted against refusal.

20. Anmer Lodge (off Coverdale Close) and Stanmore Car Park (off Dennis Lane), Stanmore

In accordance with the Local Government (Access to Information) Act 1985, a report of the Divisional Director of Planning which sought approval to extend the deadline for finalising the S106 Planning Obligation in connection with planning application P/0412/14 for the redevelopment of the Anmer Lodge/Stanmore car park site, was admitted late to the agenda to enable

Members to consider all information relevant to the item before them for decision.

Following questions and comments from Members, an officer advised that:

- the draft Planning Obligation was still being prepared and the extension was sought to ensure that there was sufficient time for officers to complete the necessary legal and administration work;
- no changes had been made to the S106 agreement since the application had been agreed at Planning Committee in April 2014.

RESOLVED: That the Committee's resolution in respect of planning application P/0412/14 be amended as follows:

1. **GRANT** planning permission, subject to conditions and informatives reported, and the completion of a section 106 Planning Obligation by **31 August 2014**;
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 Planning Obligation and to agree any minor amendments to the conditions or the Planning Obligation be agreed;
3. should the section 106 Planning Obligation not be completed by **31 August 2014**, the decision to **REFUSE** planning permission be delegated to the Divisional Director of Planning for the following reason:
 1. The proposed development, in the absence of a Planning Obligation to provide affordable housing within the development; to fund the provision of infrastructure directly related to the development; and to provide necessary commitments in relation to the provision of open space on the site, travel planning, economic development and legal/administrative matters, would fail to secure the provision of affordable housing on the site and would fail to adequately mitigate the impact of the development on the wider area, contrary to the National Planning Policy Framework, Policies 3.11 and 8.2 of the London Plan, Policies CS1 J, CS1 Z of the Harrow Core Strategy, Policies DM11, DM19, DM43, and DM50 of the Harrow Development Management Policies Local Plan document, and the provisions of Harrow's Planning Obligations supplementary planning document.

(Note: The meeting, having commenced at 6.30 pm, closed at 7.55 pm).

(Signed) COUNCILLOR KEITH FERRY
Chairman