

the applicant. Accordingly, she remained in the room and took part in the discussion and decision-making on this item.

- (iv) Planning Application 2/19 – 88-92 High Street, Wealdstone
Councillor Janet Cowan declared a personal interest in the above application in that she was acquainted with the applicant's architect. Accordingly, she remained in the room and took part in the discussion and decision-making on this item.
- (v) Planning Application 2/25 – Rear of 7/9 Village Way East, Harrow
Councillor Marilyn Ashton declared that all Members of the Conservative Group had a prejudicial interest in the above application as the family of a fellow Member of the Conservative Group was involved in the application. Accordingly, Councillors Marilyn Ashton, Mrs Bath, Billson Janet Cowan and Mrs Joyce Nickolay left the room and took no part in the discussion or decision-making on this item.
- (vi) Planning Application 3/02 – 53-55 Moss Lane, Pinner
Councillor Anne Whitehead declared a prejudicial interest in the above application as she had once been in the employment of the applicant. Accordingly, she left the room and took no part in the discussion or decision-making on this item.
- (vii) Agenda Item 14 – 2 Elmsleigh Avenue, Kenton, Harrow
Councillor Marilyn Ashton declared a prejudicial interest in the above item as she knew the resident.

[Note: Agenda Item 14 was subsequently withdrawn from the agenda (See also Minute 975)].

975. **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 contained information relating to various items on the agenda and was based on information received after the agenda was despatched. It was admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision.
18. Brockley Hill, Stanmore – Variation to Section 106 Agreement dated 29 June 2005	Members were asked to consider this item as a matter of urgency as the public open space was to be handed over to the Council at the end of September 2005 and the Deed of Variation needed to be completed before the public open space was handed over.

and

(2) all items be considered with the press and public present;

(3) Agenda Item 14 – 2 Elmsleigh Avenue, Kenton, Harrow be withdrawn as the action required by Group Manager (Planning and Development) had been complied with between the time that the agenda had been printed and the date of the meeting.

976. **Minutes:**

RESOLVED: That the Chair be given authority to sign the minutes of the meeting held on 27 July 2005, those minutes having been circulated, as a correct record of that meeting, once printed in the Council Bound Volume.

977. **Public Questions:**

RESOLVED: To note that no public questions were put at the meeting under the provisions of Committee Procedure Rule 18.

978. **Petitions:**

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

- (i) Petition Objecting to Planning Application Ref: P/2021/05/CDT – Junction of Shaftesbury Avenue/Welbeck Road – 8M High Telecommunications Mast and 2 Equipment Cabins
Councillor Bluston presented the above petition, which had been signed by 37 residents adjoining and in close proximity to the proposed development location.
- (ii) Petition Objecting to Planning Application Ref: P/2021/05/CDT – Junction of Shaftesbury Avenue/Welbeck Road – 8M High Telecommunications Mast and 2 Equipment Cabins
Councillor Anjana Patel presented the above petition, which had been signed by 37 residents adjoining and in close proximity to the proposed development location.
- (iii) Petition Objecting to Planning Application Ref: P/1233/05/CFU – Biro House, TXU Site and Arches, Stanley Road, South Harrow
Councillor Mrs Kinnear presented the above petition, which had been signed by 49 residents.
- (iv) Petition for the Improvement of Common Areas at Stanmore Park
Councillor Marilyn Ashton presented the above petition, which had been signed by 95 residents of Stanmore Park.

[Note: The petitions presented under (i) and (ii) above were identical].

979. **Deputations:**

RESOLVED: To note that no deputations were received at the meeting under the provisions of Committee Procedure Rule 16.

980. **Harrow-on-the-Hill Station Planning Brief: Reference from Cabinet Meeting held on 28 July 2005:**

The Committee received a reference from the Cabinet meeting held on 28 July 2005 which advised the Committee that the revised text of the Planning Brief for Harrow on the Hill Station had been approved by Cabinet as supplemental planning guidance to be used for development control purposes. Cabinet had delegated responsibility for final approval of the complete document to the Portfolio Holder for Planning, Development and Housing.

RESOLVED: That the above be noted.

981. **Town Centre Development Strategy: Reference from Cabinet Meeting held on 28 July 2005:**

The Committee received a reference from the Cabinet meeting held on 28 July 2005, which advised the Committee that the Harrow Town Centre Development Strategy had been approved by Cabinet as supplemental planning guidance to be used for development control purposes.

RESOLVED: That the above be noted.

982. **Representations on Planning Applications:**

RESOLVED: That, in accordance with the provisions of Committee Procedure Rule 17 (Part 4B of the Constitution), representations be received in respect of items 2/02 and 2/15 on the list of planning applications.

[Note: The person who had requested to make representation in respect of item 2/02 left the meeting before the item was heard].

983. **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.

984. **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.
985. **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) officers be requested to investigate the position with regard to the fencing at Copse Farm, which did not appear in the report; this item having been requested by a Member at the meeting on 27 July 2005.
986. **1 and 1A Buckingham Road, Harrow:**
The Committee received a report of the Group Manager (Planning and Development).
- RESOLVED:** That the Director of Legal Services 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 outbuilding
(ii) permanent removal of its constituent elements from the land.
- (i) and (ii) should be complied with within a period of three (3) 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;
- (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.
987. **47 Turner Road, Edgware:**
The Committee received a report of the Group Manager (Planning and Development).
- RESOLVED:** That the Director of Legal Services 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 covered walkway side and rear conservatory extensions
(ii) permanent removal of their constituent elements from the land.
- (i) and (ii) should be complied with within a period of three (3) 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;
- (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.
988. **Brockley Hill, Stanmore - Variation to the Section 106 Agreement dated 29 June 2000:**
The Committee received a report of the Director of Legal Services.
- RESOLVED:** That authority be given to enter into the Deed of Variation of the S106 Agreement dated 29 June 2000, as outlined in the officer's report.

989. **Extension and Termination of the Meeting:**
In accordance with the provisions of Committee Procedure Rule 14.2 (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 11.45pm;

(5) at 11.45 pm to continue until midnight.

(Note: The meeting, having commenced at 7.42 pm, closed at 0.04 am).

(Signed) COUNCILLOR ANNE WHITEHEAD
Chair

LOCATION: Plot 6, 25 King Henry Mews, Harrow on the Hill

APPLICANT: Macleod & Fairbriar

PROPOSAL: Listed Building Consent: Railings and Screen to Roof Terrace at Rear

DECISION: GRANTED listed building consent in accordance with the works 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 reason:

(i) At present Waldron Cottage suffers from considerable overlooking. This proposal would add further to this overlooking to the detriment of the amenity of the people in Waldron Cottage.

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

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

(3) Councillors Mrs Bath and Billson wished to be recorded as having voted against the decision to grant the application].

LIST NO: 2/05 **APPLICATION NO:** P/598/05/DFU

LOCATION: Plot 6, 25 King Henry Mews, Harrow on the Hill

APPLICANT: Macleod & Fairbriar

PROPOSAL: Alterations and Revised Boundary Treatment to Flat Roof Adjoining Flat 6 to Provide Terrace with Railings

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

LIST NO: 2/06 **APPLICATION NO:** P/717/05/DFU

LOCATION: 4 King Henry Mews, Byron Hill Road, Harrow on the Hill

APPLICANT: Mr G Arden

PROPOSAL: Single Storey Rear Extension

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 reason:

(i) The proposal would be detrimental to the character of the Conservation Area and the Grade II listed building.

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, Bath, Billson and Janet Cowan wished to be recorded as having voted against the decision to grant the application].

LIST NO: 2/07 **APPLICATION NO:** P/1264/05/CFU

LOCATION: First Floor, Premier House, 38-40 High Street, Wealdstone

APPLICANT: Rolfe Judd Planning for Central & N W London NHS Trust

PROPOSAL: Change of Use of 1ST Floor to Offices (Class B1) and/or Medical/Educational Services (Class D1)

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

(See also Minute 974)

LIST NO: 2/08 **APPLICATION NO:** P/1701/05/CVA

LOCATION: Land at the R/O 1-3 Canada Park Parade, Columbia Avenue, Edgware

APPLICANT: Ashmount Properties Ltd

PROPOSAL: Removal of Condition 13 of Planning Permission EAST/1277/01/FUL, subject to Provision of Capital Sum for Affordable Housing

DECISION: DEFERRED at the request of the Committee to allow officers to seek further clarification as to why the units did not meet the Housing Associations' requirements.

LIST NO: 2/09 **APPLICATION NO:** P/1193/05/CVA

LOCATION: 269/271 Station Road, Harrow

APPLICANT: Graham Bolton Planning for Yates Group plc – Suzanne Wood

PROPOSAL: Variation of Condition 5 of Permission E/24/96/FUL to Allow Opening Until Midnight Sunday to Wednesday and 02:00 Hours Thursday to Saturday

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

LIST NO: 2/10 **APPLICATION NO:** P/2942/04/DFU

LOCATION: Harrow School Football Lane and Adjoining Accessways, Harrow on the Hill

APPLICANT: Kenneth W Reed & Assocs. for Harrow School

PROPOSAL: 4 Areas of Road Works Including Bollards, Barriers and Control Boxes; Hardsurfacing & Alterations to Garlands Lane (Revised)

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

LIST NO: 2/11 **APPLICATION NO:** P/1722/05/DFU

LOCATION: 6 Hazelcroft, Pinner

APPLICANT: Mayur Patel for Mr Kirit Patel

PROPOSAL: Two Storey Side to Rear; Single Storey Front, Rear and Side Extension (Revised)

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

LIST NO: 2/12 **APPLICATION NO:** P/1801/05/CFU

LOCATION: 17 Little Common, Stanmore

APPLICANT: John L Sims for Beazer Investments Ltd

- (ii) The loss of the ancillary space on the first floor will have the potential to damage the retention of the only reasonable standard food store and A1 outlet in an area where the footfall and viability of the High Street has already been severely eroded, resulting in a loss of amenity to the local residents and future occupiers of the considerable number of residential developments now under construction.

[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) Councillor Bluston 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].

(See also Minute 974)

LIST NO:	2/20	APPLICATION NO:	P/1784/05/CLA
LOCATION:	Marlborough School, 81 Marlborough Hill, Harrow		
APPLICANT:	Rickard Partnership for Harrow Council		
PROPOSAL:	Single Storey Extension to Hall, Provision of New Doors to Classroom Building		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		
LIST NO:	2/21	APPLICATION NO:	P/1218/05/DFU
LOCATION:	Plots 1, 2 & 6, 88 High St and 19 & 25 King Henry Mews, Harrow on the Hill		
APPLICANT:	Archer Architects for Mr R Deacon		
PROPOSAL:	Alterations and Conversion of Three Flats to Form One Dwelling		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition and informative reported.		
LIST NO:	2/22	APPLICATION NO:	P/774/05/DFU
LOCATION:	49 Brancker Road, Kenton		
APPLICANT:	Mr Jamshed Jee		
PROPOSAL:	2 Storey Side to Rear, Single Storey Front & Rear Extensions, Rear Dormer, Conversion to 2 Self-Contained Flats		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		
LIST NO:	2/23	APPLICATION NO:	P/1493/05/DFU
LOCATION:	Freshfields, 12 Reenglass Road, Stanmore		

APPLICANT: Mance Design & Architecture for Mr Nilesh Shah

PROPOSAL: 1st Floor Extension to Provide Two Storey House, Single and 2 Storey Rear Extension Front Porch, Alterations to Elevations (Revised)

DECISION: DEFERRED at the request of the Committee to enable a Member site visit to take place before the application was considered.

[Notes: Prior to discussing the above application, it was moved and seconded that the application be deferred to allow a Member site visit to take place before the application was considered. Upon being put to a vote, this was carried].

LIST NO: 2/24 **APPLICATION NO:** P/136/05/CFU

LOCATION: Land Adj. 269 Watford Road, Harrow

APPLICANT: Eley & Associates for Ali Musani

PROPOSAL: Demolition of Existing Commercial Building, and Development of Replacement Detached Building to Accommodate Pool and Gym for Use in conjunction with Adjacent Dwelling House

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

LIST NO: 2/25 **APPLICATION NO:** P/1503/05/DFU

LOCATION: Rear of 7/9 Village Way East, Harrow

APPLICANT: JRA Design Associates for Mr T J Harris

PROPOSAL: Single Storey Storage Building and Parking Spaces at Rear

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 974)

LIST NO: 2/26 **APPLICATION NO:** P/754/05/CFU

LOCATION: Cloisters Wood, Wood Lane, Stanmore

APPLICANT: Gami Associates Ltd for Mr H Halai

PROPOSAL: Provision of New Gates Across Entrance in Wood Lane

DECISION: DEFERRED at the request of the Committee for consideration alongside the application for the change of use of the whole site.

[Notes: (1) Prior to discussing the above application, it was moved and seconded that the application be deferred to allow a Member site visit to take place before the application was considered. Upon being put to a vote, this was carried;

(2) Councillors Bluston, Ismail, Miles and Anne Whitehead wished to be recorded as having voted against the decision to defer the application].

LIST NO: 2/27 **APPLICATION NO:** P/944/05/DFU

LOCATION: 120 Old Church Lane, Stanmore

APPLICANT: P Witham, ADT Consultants Ltd for Mr Hasnaini

PROPOSAL: Replacement Two Storey House with Accommodation in Roof

[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) Councillor Bluston 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:	2/31	APPLICATION NO:	P/1528/05/CVA
LOCATION:	44 College Hill Road, Harrow Weald		
APPLICANT:	Suquena Panjwani		
PROPOSAL:	Variation of Condition 2 of Permission E/254/02/FUL to Allow Nursery Use for 12 Children		
DECISION:	REFUSED permission for the development described in the application and submitted plans, for the following reason:		
	(i) Car parking cannot be satisfactorily provided within the curtilage of the site to meet the Council's minimum requirements in respect of the development, and the likely increase in parking on the neighbouring highways would be detrimental to the free flow of safety of traffic on the neighbouring highways and the amenities of neighbouring residents.		
	[Notes: (1) The vote to refuse the application was unanimous;		
	(2) the Group Manager (Planning and Development) had recommended that the above application be granted].		

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO:	3/01	APPLICATION NO:	P/1234/05/CVA
LOCATION:	246/248 Uxbridge Road, Hatch End		
APPLICANT:	D Edward King for Ask Restaurants		
PROPOSAL:	Removal of Condition 5 of Permission W/8/02/FUL to Permit Use of Outside Rear Area for Dining		
DECISION:	REFUSED permission for the variation described in the application and submitted plans for the reason and informative reported.		

LIST NO:	3/02	APPLICATION NO:	P/874/04/CFU
LOCATION:	53-55 Moss Lane, Pinner		
APPLICANT:	Paul Samson for Mr & Mrs Spanwick Smith		
PROPOSAL:	Change of Use of No 55 from Flats to Nursing Home (Class C3 to C2) Single/2 Storey Linked Extension to 53 & 55 for Addit Bedspaces (Revised)		
DECISION:	REFUSED permission for the development described in the application and submitted plans for the reasons and informatives reported.		
	[Note: (1) The Chair, Councillor Anne Whitehead, having declared an interest in this item and left the room, the Vice-Chair, Councillor Marilyn Ashton, took the Chair;		

(2) At the conclusion of this item, Councillor Anne Whitehead resumed the Chair].

(See also Minute 974)

LIST NO: 3/03 **APPLICATION NO:** P/1957/05/CFU
LOCATION: Highway Land at Sudbury Hill, Opposite South Hill Avenue, Harrow
APPLICANT: LCC Development Services Ltd for T-Mobile (UK) Ltd
PROPOSAL: 8M High Telecommunications Mast and Equipment Cabins
DECISION: REFUSED permission for the development described in the application and submitted plans, subject to the receipt of no further material planning objections by the end of the notification expiry period on 8 September 2005, for the reason and informative reported.

[Notes: (1) During discussion of the above application Members expressed concern that the plans might be inaccurate;
(2) The decision to refuse the application was unanimous].

(See also Minute 973)

LIST NO: 5/01 **APPLICATION NO:** P/1956/05/CDT
LOCATION: Land Outside 48 Courtenay Avenue, Harrow Weald
APPLICANT: LCC Development UK Ltd
PROPOSAL: Determination: 7.7M High Telecommunications Mast and Equipment Cabinets
DECISION: REFUSED approval of details of siting/appearance for the reason and informative reported.

LIST NO: 5/02 **APPLICATION NO:** P/2021/05/CDT
LOCATION: Junction of Shaftesbury Avenue/Welbeck Road, South Harrow
APPLICANT: LCC UK
PROPOSAL: Determination: 8M High Telecommunications Mast and 2 Equipment Cabinets
DECISION: REFUSED approval of details of siting/appearance for the reason and informative reported.

[Note: The decision to refuse the application was unanimous].

(See also Minute 973)
