

PLANNING COMMITTEE

MINUTES

2 SEPTEMBER 2015

Chair: * Councillor Keith Ferry

Councillors: * Ghazanfar Ali (1) * Barry Kendler (4)
* June Baxter * Nitin Parekh
* Stephen Greek * Pritesh Patel

In attendance: Simon Brown Minute 155
(Councillors)

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

148. Attendance by Reserve Members

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

Ordinary Member

Councillor Graham Henson

Councillor Anne Whitehead

Reserve Member

Councillor Barry Kendler

Councillor Ghazanfar Ali

149. 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:

<u>Councillor</u>	<u>Planning Application</u>
Simon Brown	1/04

150. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Agenda Item 10 – Planning Applications Received (1/02, 1/03, 2/03, 2/07, 2/08)

Councillor Stephen Greek declared a non-pecuniary interest in that his brother-in-law lived in close proximity to the former government offices application sites (items 1/02, 1/03, 2/07 and 2/08); and in respect of item 2/03, he was employed by the Greater London Authority. He would remain in the room whilst the matters were considered and voted upon.

Agenda Item 10 – Planning Applications Received (2/03)

The Chair declared an interest on behalf of himself and Councillors Ghazanfar Ali, Barry Kendler and Nitin Parekh in that they were Members of the Labour Group. They would leave the room whilst the matter was considered and voted upon.

151. Minutes

RESOLVED: That the minutes of the meeting held on 15 July be taken as read and signed as a correct record.

152. Public Questions *, Petitions & Deputations

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

153. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

RESOLVED ITEMS

154. Representations on Planning Applications and Suspension of Procedure Rule

RESOLVED: That in accordance with the provisions of Committee Procedure Rule 30 (Part 4B of the Constitution), representations be received in respect of item 1/04, 2/06 and 2/09 on the list of planning applications.

The Committee agreed to suspend rule 29.4 (Part 4B of the Constitution) in order to allow two objectors to speak on item 2/06 for a total of 6 minutes. The applicant was allowed 6 minutes to respond.

155. Planning Applications Received

In accordance with the Local Government (Access to Information) Act 1985, the 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 in order to enable Members to consider all information relevant to the items before them for decision.

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

1/01 - EQUITABLE HOUSE, LYON ROAD, HARROW

Reference: P/1802/15 (REDROW HOMES (SOUTH EAST) LIMITED)

Description: Variation Of Conditions 23 (Approved Plans), 2 (Materials), 3 (Boundary And Ground Surfacing), 4 (Landscaping), 6 (Tree), 8 (Site Levels), 9 (Cycle Parking), 11 (Sustainability), 12 (Drainage) And 20 (Communal Tv) Attached To Planning Permission P/2879/14 Dated 17/12/14, Which Varied Conditions (25, 2,3,4,6,9,11,12,13,14,15,21 And 22) Attached To Planning Permission P/3118/11 Dated 31/10/12 To Provide An Additional 23 Apartments (Bringing Total To 310) And Minor Changes To Reconfigure The Approved Layout, Detailed Design And Landscaping Scheme

Following a question from a Member, an officer advised that space would be set aside in the commercial units along Lyon Road for a healthcare facility that would most likely be used by the CCG (Clinical Commissioning Group).

Decision: Granted, planning permission subject to conditions and the modification of the section 106 agreement dated 31 October 2012 relating to the planning permission granted under reference P/3118/11 dated 31/10/2012, as amended by P/2879/14 on the 17/12/2014 and as amended by the addendum. Authority to be given 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.

The Committee wished it to be recorded that the decision to grant the application was by a majority of vote.

Councillors Ghazanfar Ali, Keith Ferry, Barry Kendler and Nitin Parekh voted for the application.

Councillors June Baxter, Stephen Greek and Pritesh Patel abstained from voting.

1/02 - FORMER GOVERNEMENT OFFICES, HONEYPOT LANE, STANMORE

Reference: P/2826/15 (ST EDWARD HOMES)

Description: Amendments To The Development Approved Under Planning Reference P/2317/06 (Allowed On Appeal Ref: App/M5450/A/06/2032152) Comprising The Erection Of A Four Storey Block Adjoining Existing (Constructed) Ocs Building To Provide Flexible A1/A2/A3/A4/A5 Uses And Community Facilities (439sqm) (Within Use Classes D1 And D2 Including Indoor And Outdoor Crèche Area) And Provision Of B1 (A), (B), (C) Floor space. Use Of Part Of Ground Floor Of Existing Ocs Building For Flexible A1/A2/A3/A4/A5 Use Resulting In An Overall Provision Of 457sqm In Existing And New Block. Amendments Resulting In A Reduction Of B1 Office Floor Space On The Site From 3040sqm To 2125sqm. Provision Of Basement Cycle Parking And Four Storey Decked Car Parking At Rear; Alterations To Approved Parking Layout; Associated External Alterations And Hard And Soft Landscape Works.

Following questions from Members, an officer advised that:

- there would be 11 additional parking spaces allocated for the new residential units and managing parking would form part of the general management of the site;
- there would be a crèche on the ground floor of the new block and a community hall above it;
- parking would be available between 8am to 10pm Monday to Saturday.

Decision:

RECOMMENDATION A

GRANTED planning permission subject to conditions and the completion of a Section 106 agreement by 21st October 2015 (or such extended period as may be agreed in writing by the Divisional Director of Planning), and as amended by the addenda. Delegated Authority to be given 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.

RECOMMENDATION B

That if, by 21st October 2015 or such extended period as may be agreed in writing by the Divisional Director of Planning, the section 106 is not

completed, then delegate the decision to the Divisional Director of Planning to **REFUSE** planning permission, and as amended by the tabled addendum.

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

1/03 - FORMER GOVERNEMENT OFFICES, HONEYPOT LANE, STANMORE

Reference: P/ 2717/15 (ST EDWARD HOMES)

Description: Variation Of Condition 1 (Approved Plan List) Attached To P/4996/14, Dated 25.03.2015 To Enable Alterations To Ground Floor Layout And Ground Floor Elevation Details Including Revised Fenestration And Entrance Details Of Blocks PV/PR (Phase 8b) And Block PT (Phase 9); Hard And Soft Landscape Works; Amendment To Cycle Store And Refuse Store Arrangements At Ground Floor Of Buildings PV/PR (Phase 8b) And PT (Phase 9); Removal Of Temporary Cycle Store At Rear Of Crescent Block (Amendments To Planning Permission P/4996/14, Dated 25.03.2015 For A Variation Of Condition 2 (Approved Plan List) And Condition 12 (Cycle Storage Details) Attached To Planning Permission P/2450/11 Dated 19/03/2012 To Enable: Alterations To The Internal Layout And External Alterations To Block PU Including An Increase In The Height Of The Block By 1.37 Metres; Alterations To The Roof Of Block Pt Involving Removal Of Photo Voltaic Panels; Alterations To Approved Cycle Storage Details).

Following A question from a Member, an officer advised that the Jubilee line embankment to the rear of the site was unlikely to be affected by the building works.

Decision:

RECOMMENDATION A

GRANT planning permission subject to conditions and the completion of a Section 106 agreement by 21st October 2015 (or such extended period as may be agreed in writing by the Divisional Director of Planning), and as amended by the addenda. Delegated Authority to be given 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.

RECOMMENDATION B

That if, by 21st October 2015 or such extended period as may be agreed in writing by the Divisional Director of Planning, the section 106 is not completed, then delegate the decision to the Divisional Director of Planning to **REFUSE** planning permission, and as amended by the tabled addendum.

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

1/04 - ST GEORGES CHURCH FIELD, PINNER VIEW, HARROW

Reference: P/0479/15 (NOTTING HILL HOME OWNERSHIP)

Description: Approval Of Reserved Matters For Appearance, Landscaping And Scale Attached To Outline Planning Permission P/2336/11 Dated 10/02/12: Redevelopment To Provide 7 X 1 Bed Flats, 8 X 2 Bed Flats, 4 X 3 Bed Houses And 8 X Four Bed Houses; Provision Of Approximately 0.69 Hectares Of Open Space; Improved Access, Parking For Users Of St George's Church Hall And A Detached Double Garage For Use By The Vicarage

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

- the amount of affordable housing available at the development had not been increased and in any case this issue did not fall within the remit of the Planning Committee;
- there was a condition on the original application which would deal with large vehicles accessing the site and this would be managed separately.

The Committee received representations from an objector, Marion Garner-Patel, from a representative of the Applicant, Roger Arkell and Councillor Simon Brown.

Decision: Granted, permission for the development described in the application and submitted plans, as amended by the addenda

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

2/01 - ST JOHN FISCHER CATHOLIC PRIMARY SCHOOL, MELROSE ROAD, PINNER

Reference: P/2316/15 (HARROW COUNCIL)

Description: Provision Of A Temporary Single Storey Classroom Building

The Committee agreed to delegate authority to the Chair of the Planning Committee to extend the 6-month permission to a maximum of 12 months, should it become necessary.

Decision: Granted, deemed planning permission under regulation 3 for the development described in the application and submitted plans, subject to condition(s), and an additional condition that authority be delegated to the Chair of the Planning Committee to extend the 6-month permission to a maximum of 12 months, should it become necessary.

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

**2/02 - NEWTON FARM NURSERY INFANT AND JUNIOR SCHOOL,
RAVENSWOOD CRESCENT, SOUTH HARROW**

Reference: P/ 2315/15 (HARROW COUNCIL)

Description: Provision Of A Temporary Single Storey Classroom Building

The Committee agreed to delegate authority to the Chair of the Planning Committee to extend the 6-month permission to a maximum of 12 months, should it become necessary.

Decision: Granted, deemed planning permission under regulation 3 for the development described in the application and submitted plans, subject to condition(s), and an additional condition that authority be delegated to the Chair of the Planning Committee to extend the 6-month permission to a maximum of 12 months, should it become necessary.

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

2/03 - 62 COURTFIELD AVENUE, HARROW

Labour Group Members left the room during consideration of this item. The Vice Chair was in the Chair for the duration of this item.

Reference: P/2730/15 (MR AND MRS NAVIN AND REKHA SHAH)

Description: Single Storey Side To Rear Extension; Internal Alterations (Demolition Of Garage)

Decision: Granted, planning permission for the development described in the application and submitted plans, subject to condition(s), and an additional condition that authority be delegated to the Chair of the Planning Committee to extend the 6-month permission to a maximum of 12 months, should it become necessary.

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

2/04 - LAND REAR OF 47-51 GAYTON ROAD, HARROW

Reference: P/3012/15 (MR SEAN O'BRIEN)

Description: Re-Development: Two / Three Storey Building Containing 9 Flats With Parking Bin / Cycle Storage And Landscaping

Following a question from a Member, an officer advised that there was a Tree Preservation Order in force at the site and the amount of allocated parking was deemed to be reasonable.

Decision: Granted, permission for the development described in the application and submitted plans, subject to conditions.

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

2/05 - THE WEALDSTONE INN PUBLIC HOUSE, 328 HIGH ROAD, HARROW

Reference: P/2238/15 (MR RISHI LAKHANI)

Description: Change Of Use Of Ground Floor From A4 (Public House) To A Mixed Use Of Class A3 A4 And A5 To Provide Restaurant, Wine Bar/Pub, Hot Food Takeaway And Ancillary Facilities With Use Of Basement For Function Room, Kitchen Refrigeration Area, Customer And Staff Toilet Facilities And Ancillary Office

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

- the unauthorised use of the car park as a car wash to the east of the site would need to be dealt with through the enforcement process;
- the Highways section did not have any objections to the plan, and non-availability of the car park for patrons of the wine bar and residents in the flats, would not constitute sufficient grounds for refusal. The existing use of the site fell under category A4, which would not have a material impact on traffic and parking in the vicinity;
- condition 6 put restrictions on the use of the ancillary function room;
- the premises would have commercial refuse bins and the size and number of these would be agreed with the Council.

An officer proposed the following additional condition:

1. No development shall commence at the site before a plan to show the distribution of the Classes A3, A4 and A5 uses at the premises has been submitted to and approved in writing, by the Local Planning Authority. The uses shall be distributed as shown on the approved plans unless otherwise agreed in writing by the Local Planning Authority. Reason: to regulate the proportion of the Class A5 use in order to protect the safe and free flow of traffic in the adjoining roads and the residential amenity of the neighbouring occupiers in accordance with Policy DM1 of the Harrow Development Management Policies (2013);

Reason: to regulate the proportion of the Class A5 use in order to protect the safe and free flow of traffic in the adjoining roads and the residential amenity of the neighbouring occupiers, in accordance with

Policy DM1 of the Harrow Development Management Policies Local Plan (2013);

The Chair proposed a motion for the inclusion of an additional condition:

1. The use hereby permitted shall not commence until the car park at the rear of the premises has been made available for the sole use of patrons.

Reason: To ensure that there is adequate parking facilities for the patrons of the proposed use given the inclusion of the function room, in accordance with Policies DM1 and DM42 of the Harrow Development Management Policies Local Plan (2013).

The motion was seconded, put to the vote and agreed.

Decision: Granted, planning permission for the development described in the application and submitted plans, subject to conditions, and the following additional conditions, and as amended by the addendum:

1. No development shall commence at the site before a plan to show the distribution of the Classes A3, A4 and A5 uses at the premises has been submitted to and approved in writing, by the Local Planning Authority. The uses shall be distributed as shown on the approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason: to regulate the proportion of the Class A5 use in order to protect the safe and free flow of traffic in the adjoining roads and the residential amenity of the neighbouring occupiers, in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013); and

2. The use hereby permitted shall not commence until the car park at the rear of the premises has been made available for the sole use of patrons.

Reason: To ensure that there is adequate parking facilities for the patrons of the proposed use given the inclusion of the function room, in accordance with 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.

2/06 - 60 VAUGHAN ROAD, WEST HARROW, HARROW

Reference: P/2244/15 (MRS PAULLETTE JEAN-JACQUES)

Description: Change Of Use From Single Dwelling house (Use Class C3) To A Mother And Baby Centre (Use Class C2) For Three Families

Following questions from Members, an officer advised that:

- the premises would be Ofsted registered and visitors would be seen by appointment only. Any complaints relating to nuisance issues or anti-social behaviour at the property would be dealt with by the Council's Environmental Protection team;
- it would be possible to grant temporary permission and for this to be reviewed at the end of a three year period;
- an additional condition requiring that the property be soundproofed could be added;
- this application fell under the use classes order under which the proposed plan for the unit was deemed to be residential use.

A Member proposed a motion for refusal on the following grounds:

1. the Application was in breach of the Core Strategy 3.18 with reference to preserving the Metroland and the suburban character of Harrow. Core Strategy 8.1 That proposed development in North Harrow & Rayners Lane should be an attractive area for families to live in;
2. DM 29 - that proposals for the conversion of houses and residential premises to multiple homes will be supported where they provide a satisfactory standard of accommodation and contribute positively to their surroundings. The type of dwelling in Vaughan Road has noise transmission through timber suspended floors and so this development does not contribute positively to the local surroundings;
3. DM 42 - that due to the need for professional staff and visitors to attend this building and, on occasions, the emergency services, this will put pressure on parking arrangements in breach of DM42;
4. DM 46 - this new community facility if agreed, will not be serving the local community therefore that is a breach of DM 46.

The motion was seconded, put to the vote and lost.

The Committee received representations from two objectors, Mr Veysey & Mr Haslam, and the applicant, Ms Jean-Jacques.

Decision: Granted, permission for the change of use described in the application and submitted plans, subject to condition(s), as amended by the addenda; and the following additional conditions, that planning permission be granted for a period of 3 years in the first instance and that additional soundproofing, in accordance with building regulations, be installed at the property.

The Committee wished it to be recorded that the decision to grant the application was by a majority of votes.

Councillors June Baxter, Keith Ferry, Stephen Greek, Pritesh Patel and Nitin Parekh voted for the application.

Councillors Ghazanfar Ali and Barry Kendler abstained from voting.

2/07 - FORMER GOVERNEMENT OFFICES, HONEYPOT LANE, STANMORE

Reference: P/2719/15 (ST EDWARD HOMES)

Description: Change Of Use Of Ground Floor Phase 9 (Block Pt) From Use As Flexible Space (Class A1/A2/A3/A4/A5) And Community Facilities (Class D1/D2) To Create Five Residential Units Together With Cycle And Refuse Storage

Decision: Granted, planning permission for the development described in the application and submitted plans subject to conditions, as amended by the addenda.

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

2/08 - FORMER GOVERNEMENT OFFICES, HONEYPOT LANE, STANMORE

Reference: P/2718/15 (ST EDWARD HOMES)

Description: Change Of Use Of Ground Floor Phase 8b (Blocks PV And PR) From Flexible A1/A2/A3/A4/A5 Use To Create Four X Two Bedroom (3 Person) Residential Units Together With Cycle And Refuse Storage

Decision: Granted, planning permission for the development described in the application and submitted plans subject to conditions, as amended by the addenda.

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

2/09 - WEST END LAWN TENNIS CLUB, CUCKOO HILL ROAD, PINNER

Reference: P/2142/15 (ROGER HILL)

Description: Installation Of Two New 4.5 Metre High Floodlight Columns With 2 X Luminaries To Court 3; Netting To Boundary Fence.

Following questions from Members, an officer advised that:

- in the plans, a particular type of bulb had been specified for the floodlights, although the applicant might, at a later date, decide to change the type of bulb used;
- both the Planning Enforcement and Environmental Protection Teams would investigate claims that previous planning conditions relating to floodlights were not being adhered to and would take appropriate action.

A Member proposed a motion for refusal on the following grounds:

1. The proposed floodlighting columns by reason of their height, appearance and proximity to neighbouring properties would be visibly obtrusive and harmful to the amenity of local residents and to the residential character of the area, contrary to policies DM1 of the Development Management Policies Local Plan and CS1 of the Core Strategy.

The motion was seconded, put to the vote and lost.

Members agreed that condition 5 should be clarified to state that post-installation light measurements would be taken both on site and at the neighbouring property, 18 Cuckoo Hill.

Decision: Granted, permission for the erection of floodlights to Courts four and five, and that condition 5 be clarified to state that post-installation light measurements would be taken both on site and at the neighbouring property, 18 Cuckoo Hill.

The Committee wished it to be recorded that the decision to grant the application was by a majority of votes.

Councillors Ghazanfar Ali, Keith Ferry, Barry Kendler and Nitin Parekh voted for the application.

Councillors June Baxter, Stephen Greek and Pritesh Patel voted against the application.

156. 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 8.35 pm).

(Signed) COUNCILLOR KEITH FERRY
Chair

