

PLANNING COMMITTEE

MINUTES

30 SEPTEMBER 2015

Chair:	* Councillor Keith Ferry	
Councillors:	* June Baxter	* Nitin Parekh
	* Stephen Greek	* Pritesh Patel
	* Graham Henson	* Anne Whitehead
In attendance: (Councillors)	Jo Dooley	Minute 164
	Norman Stevenson	Minute 164
	Georgia Weston	Minute 164

* Denotes Member present

157. Attendance by Reserve Members

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

158. 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>
Jo Dooley	1/01
Norman Stevenson	2/03
Georgia Weston	1/02 & 1/03

159. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Agenda Item 10 – Planning Applications Received (item 2/04)

Councillor June Baxter declared a disclosable pecuniary interest in that the applicant was a Member of the Conservative Group. She would leave the room whilst the matter was considered and voted upon.

Councillor Stephen Greek declared a disclosable pecuniary interest in that the applicant was a Member of the Conservative Group. He would leave the room whilst the matter was considered and voted upon.

Councillor Pritesh Patel declared a disclosable pecuniary interest in that the applicant was a Member of the Conservative Group. He would leave the room whilst the matter was considered and voted upon.

Agenda Item 10 – Planning Applications Received (item 1/03)

Councillor Keith Ferry declared a non-pecuniary interest in that he regularly walked his dog on Headstone Manor recreation ground, which bordered the application site. He would remain in the room whilst the matter was considered and voted upon.

160. Minutes

RESOLVED: That the minutes of the meeting held on 2 September 2015 be taken as read and signed as a correct record, subject to the following amendment being inserted at page 18, item 2/09:

The Committee received representations from an objector, Alan Thackrey, a resident and Roger Hill, the applicant.

161. Public Questions, Petitions and Deputations

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

162. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

163. 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 1/03 on the list of planning applications.

[Note: Planning application no 2/05 was deferred, and so the representations were not received].

RESOLVED ITEMS

164. 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 Head of Planning to issue the decision notices in respect of the applications considered.

The Committee adjourned at 20.43 for a brief comfort break and resumed at 20.50.

1/01 - TOWNSEND HOUSE AND EATON HOUSE 152 - 174 NORTHOLT ROAD, HARROW

REFERENCE: P/2163/15 (ORIGIN HOUSING)

DESCRIPTION: Demolition Of Existing Buildings (Use Classes D1/ B1) And Redevelopment Of The Site To Provide 123 Residential Flats (Use Class C3) Including Affordable Housing Within A Building Ranging From 6 To 10 Storeys In Height With Refuse Stores, Vehicle And Cycle Parking Spaces At Lower Ground Level; Raised Podium Amenity Area; Associated Landscaping, Access Ramps, Boundary Treatment And New Electronic Entrance Gates At Rear; New Vehicle Crossover With Access Drive From Sherwood Road (Reinstatement Of Existing Vehicle Access Points); Associated Mechanical And Ventilation Plant Including Photovoltaic Panels; Relocation Of Existing Electric Sub-Station

The Chair advised that prior approval had been granted for Townsend House to be converted to residential, but the applicant had wanted to submit a scheme for both properties to provide a better standard of accommodation.

Following questions and comments from Members, officers advised that:

- any impact of the development on the daylight and sunlight of surrounding properties had been considered and was considered to be within acceptable tolerances;
- any changes to parking controls in the vicinity of the site may be as a result of the parking review in south harrow and not the application itself;
- condition 7 required the applicant to provide revised details of the parking strategy. Currently, there were plans for 5 blue badge parking spaces. The comments from residents following the consultation

regarding access related to the proximity of parking bays to the site's access point;

- condition 17 would deal with waste storage and recycling bins;
- mail delivery vehicles were permitted to park on double yellow lines;
- additional conditions set out in the addendum would ensure that the development did not affect the privacy and amenity of neighbouring properties and would ensure that the site would be secure during construction;
- the level of density at the site was deemed to be acceptable and was consistent with guidelines of the London Plan. 50% of the units would be affordable housing stock and £267m would be raised through the Community Infrastructure Levy (CIL) which would be spent on improving the surrounding infrastructure.

A Member proposed refusal on the following grounds:

1. The proposal is an over development, by reason of excessive height, scale and bulk, which will harm the character of the area and the amenities of neighbouring properties, contrary to policies DM1 of the Local Plan, CS1 of the Core Strategy, and 7.4 and 7.6 of the London Plan.
2. The proposal fails to provide sufficient parking, to the detriment of local amenity, contrary to policy CS1 of the Core Strategy.
3. The proposal fails to provide sufficient family accommodation, contrary to policies 3.11 and 3.12 of the London Plan.

The Chair advised that if the above motion were agreed, there was a strong possibility that it might be overturned by the Planning Inspectorate at a later date. He suggested deferring the item, pending further discussions with the applicant regarding the concerns raised at the meeting.

The motion was subsequently withdrawn and replaced with a motion of deferral, on the following grounds:

1. to allow the applicant to reconsider the scheme based on the concerns expressed at the meeting.

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

The Committee received a representation from Councillor Josephine Dooley.

Decision: DEFERRED, to allow the applicant the opportunity to re-consider the scheme based on the concerns expressed at the meeting.

1/02 - THE KODAK SITE (LAND BOUNDED BY HARROW VIEW AND HEADSTONE DRIVE), HEADSTONE DRIVE WEALDSTONE

REFERENCE: P/2165/15 (LS HARROW PROPERTIES LTD)

DESCRIPTION: Outline Planning Application (All Matters Reserved) For A Comprehensive, Phased, Mixed Use Development Of Land At Harrow View And Headstone Drive (Known As Harrow View East), As Set Out In The Development Specification (June 2015). The Development Comprises The Demolition Of Existing Buildings And Structures (With The Exception Of The Chimney And Part Of Powerhouse) And Redevelopment Of The Site For A Mix Of Uses Comprising Business And Employment Uses (Within Use Classes B1(A), B1(B), B1(C), B2 And B8) (Up To 32,360 Sqm); Residential Dwellings (Within Use Class C3) (Up To 1800 Units); Senior Living Accommodation And Assisted Living Care Home (Both Within Use Class C2) (Up To 10,230 Sqm); Food store (Within Use Class A1) (Up To 2,000sqm); Flexible Active Uses (Within Use Classes A1-A5, B1a And D1) (Up To 2,000 Sqm); Leisure And Community Uses Including Commercial Leisure Uses (Use Class D2); Community Uses (Use Class D1), Health Centre (Use Class D1); A Primary School (Use Class D1) (Total D1/D2 Uses Up To 9,730sqm); Energy Centre (Sui Generis Use)(Up To 600sqm) (Including An Interim Energy Centre In Phase C (Up To 200sqm); Together With New Streets And Other Means Of Access And Circulation; Highway Improvements; Associated Parking (Including A Multi-Storey Car Park (Sui Generis Use)(Up To 8,900sqm)); Re-Profiling Of Site Levels; Utilities Diversions And Connections; Open Space; Landscaping And Ancillary Development Including Infrastructure, Works And Facilities.

Following questions and comments from Members, officers advised that:

- in considering the initial bid for the site, officers had considered all other schemes in the area. The site had provided an opportunity to deliver additional housing, including affordable housing. The site would now deliver triple the number of homes envisaged in the original bid;
- there were plans for significant improvements at the Goodwill junction which would mitigate against any increase in traffic and officers may consider the introduction of additional traffic calming measures at a future date, if required. The CIL monies would be spent on improving the surrounding infrastructure. A multi-storey car-park was planned and the amount of allocated parking was in keeping with both the London Plan and council policy;
- the decision to build a 3-form entry primary school had been based on projected child-yield figure. Furthermore, there were several schools in the vicinity of the site. However, if the Council and the Education Funding Agency chose not to build a school on the site, the required S106 contribution would provide funding for a primary school to be accommodated on the site. The S106 monies would also be used for highways works and signage;

- further information regarding the energy centres, which was part of the reserved matters, would need to be provided by the applicant at a future date;
- planning permission would only be granted once a drainage issues had been addressed.

The Chair stated that several of the local schools would be expanded as part of phase II of the School Expansion Plans and that a supermarket would also be built at the site.

A Member proposed refusal on the following grounds:

1. The proposal is an over development, by reason of excessive height, scale and bulk, and of insufficient design quality, which will harm the character of the area and the amenities of future occupiers and neighbouring properties, contrary to policies DM1 of the Local Plan, CS1 of the Core Strategy, and 7.4 and 7.6 of the London Plan;
2. The proposal fails to provide sufficient parking, to the detriment of local amenity, contrary to policy CS1 of the Core Strategy.

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

The Committee received a representation from Councillor Georgia Weston.

Decision: GRANTED, as set out below and as amended by the addendum:

RECOMMENDATION A

GRANTED permission subject to referral to the GLA under Stage 2 of The Town and Country Planning (Mayor of London) Order 2008 and subject to authority being delegated to the Divisional Director of Planning in consultation with the Director of Legal and Governance Services for the completion of the Section 106 legal agreement and issue of the planning permission and subject to minor amendments to the conditions or the legal agreement. The Section 106 Agreement Heads of Terms would cover the following matters:

- i. **Affordable housing** – Provision of affordable housing at an agreed position of:
Phase A – 21.5%
Phase B – 22.5%
Phase C – Minimum of 20% and subject to review
Phase D – as per Phase C
- ii. **Community Centre Land** – transfer of land to the Council or its nominee as identified on the plans for the provision community facilities.
- iii. **Economic Development** – a contribution of £249,540.00 to fund the implementation of the Economic Development Strategy to bring forward initiatives to support business and inward investment in the employment area.

- iv. **Employment Training** – a contribution of £474,126.00 to implement the jobs and training plan, including a job and training plan in writing setting out the measures to facilitate the provision of training and employment opportunities for residents from within the Council's administrative area.
- v. **Highways Access** – a contribution of £146,397.00 towards improvements to Pinner View and the access route to Headstone Manor.
- vi. **Highways Bus Countdown, Bus Stop and Bus Service** – a total contribution of £425,636.00 towards the cost of providing bus countdown facilities at bus stops, upgrading any bus stops and towards the provision of additional frequency on the existing service.
- vii. **Highways Cecil Road** – a contribution of £124,770.00 towards improvements to the Cecil Road and Ellen Webb Drive junction.
- viii. **Highways CPZ Implementation** – a contribution of £92,300.00 towards the introduction of the CPZ or other general parking controls in the CPZ in order to mitigate the negative impacts of the development on parking in those areas.
- ix. **Highways CPZ Monitoring** – a contribution of £14,200.00 to cover the Council's cost of monitoring the impacts of each Phase of the development on the parking capacity in the CPZ Area and preparing any required CPZ report.
- x. **Highways Cycle Quietway Route** – a contribution of £50,000 towards the delivery of the proposed Quietway along Harrow View to cater for increased cycle trips from the development.
- xi. **Highways High Street Junction Improvements** – a contribution of £150,000.00 towards junction improvement to the High Street and Ellen Web Drive junction.
- xii. **Highways Works** – a contribution of £831,800.00 to improve traffic flows on the highways to the south of the Land including (but not limited to) redesigning the Goodwill junction and other traffic calming measures on nearby roads including an advance sum of £50,000 to undertake the initial design.
- xiii. **Highways Wayfinding Signage** – a contribution of £24,954.00 towards the cost of providing legible London wayfinding signs along Headstone Drive, Ellen Webb Drive and Harrow View.
- xiv. **Highways Underpass** – a contribution of £124,770.00 towards the cost of improvements to the railway bridge underpass between the development site and the Town Centre.
- xv. **Planning Administration Fee** – a contribution of £50,000.00 to cover the Council's cost of monitoring the obligations in the section 106 agreement and the conditions in the Planning Permission.
- xvi. **Primary School Land** – a transfer of land or any equivalent financial contribution of £880,000.00 towards the provision of primary school facilities required as a result of the development.
- xvii. **Public Art** – a strategy for the provision of at least one item of public art within each phase and a total contribution of £400,000.00 (paid by phase basis) towards the implementation of a Public Art Strategy by the Owners including carrying out all design competitions, professional fees and ancillary cost.
- xviii. **Travel Plan and Remedial Sum** – provision of a Travel Plan in writing setting out the measures to be adopted by the owner to secure the use

of sustainable forms of transport and a contribution of £83,180.00 as security for the due performance by the owner of the objectives, measures and targets in the Travel Plan.

- xix. **Town Centre** – a contribution of £280,000 towards the management of initiatives for the Town Centre.
- xx. **Legal Fees** - payment of Harrow Council's reasonable costs in the preparation of the legal agreement.

RECOMMENDATION B

That if by 30th December 2015, or such other extended period as may be agreed in writing by the Divisional Director – Regeneration and Planning in consultation with the Chair of the Planning Committee, the section 106 agreement is not completed, then it is recommended to delegate the decision to **refuse** planning permission to the Divisional Director – Regeneration and Planning on the grounds set out in the report.

The proposed development, in the absence of a Legal Agreement to provide affordable housing to meet the Council's housing needs, and appropriate provision for infrastructure that directly relate to the development, would fail to adequately mitigate the impact of the development on the wider area and provide for necessary social and physical infrastructural improvements arising directly from the development, contrary to the NPPF (2012), policies 2.17 3.11, 3.13, 3.18 and 6.3 of The London Plan (consolidated with alterations since 2011) (2015), policies CS1 and CS2 of the Harrow Core Strategy (2012), and policies AAP13 and AAP19 of the Harrow and Wealdstone Area Action Plan (2013).

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

Councillors Keith Ferry, Graham Henson, Nitin Parekh and Anne Whitehead voted for the application.

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

1/03 - HARROW VIEW WEST (THE FORMER ZOOM LEISURE SPORTS GROUND), HARROW VIEW, HARROW

REFERENCE: P/2982/15 (PERSIMMON HOMES)

DESCRIPTION: Approval Of All Reserved Matters For Phase 1b Only (Land West Of Harrow View - Formerly Zoom Leisure Sports Grounds) And Details Pursuant To Conditions 5(Phasing Plan), 8(Urban Design Report), 9(Energy Strategy), 10(Ecology And Biodiversity Strategy), 11(Construction Management Plan), 12 (Housing Schedule), 13(Daylight And Sunlight Assessment), 14(Surface Water Drainage Strategy), 15(Accessibility Strategy), 16(Lighting Strategy), 17(Refuse Strategy), 19(Arboricultural Strategy), 20(Landscaping), 21(Transport Strategy), 22(Heritage Impact Assessment), 23(Levels), 37(Flood Risk Assessment) And 42(Site Waste

Management Plan) Following Outline Planning Permission Granted Under P/3504/11 Dated 21.12.2012, Which Was Varied By Outline Planning Permission P/0873/14 Dated 23.12.2014 For The Comprehensive, Phased, Mixed Use Development Of Land At Harrow View And Headstone Drive

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

- consent had already been given to the Kodak masterplan in 2012. The plans under consideration related to Reserved Matters and dealt with issues such as layout, appearance, access, landscaping, scale etc;
- there would be no fencing separating the site from the grounds of Headstone Manor and the public would be able to freely walk from one site to the other;
- it was proposed that some of the trees on the site, which were not protected trees, would be removed. Landscape architects had assessed the plans and advised that the trees in question were of low amenity value and had approximately 10 years life span remaining. It was deemed that it would be more beneficial to remove these trees and replace them with native species as part of the arboricultural strategy;
- the site would contain buildings of up to 4 storeys in height;
- Sport England had made no objections to the redevelopment of Headstone Recreation ground and Bannister's Sports ground, both of which would be financed through section 106 monies.

An officer proposed that conditions 19 (Arboricultural strategy) & 20 (Landscaping) be removed from consideration and be re-attached to the permission for future determination. This was agreed by Members.

The Chair advised that further discussions would take place with the developers regarding the possibility of removing only those trees which were diseased and retaining those which were healthy.

The Committee received representations from an objector, Mrs Alison Forrest, from a representative of the Applicant, Jayme Radford and Councillor Georgia Weston.

Decision: **GRANTED** reserved matters permission for the development described in the application and submitted plans subject to conditions, and as amended by the addendum, and approve the details submitted with this application; and that conditions 19 (Arboricultural strategy) & 20 (Landscaping) be removed from consideration and be re-attached to the permission for future determination.

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

2/01 - NORBURY FIRST AND MIDDLE SCHOOL, WELLDON CRESCENT, HARROW

REFERENCE: P/3164/15 (HARROW COUNCIL)

DESCRIPTION: Provision Of A Temporary Mobile Building

Decision: GRANTED deemed planning permission under regulation 3 for the development described in the application and submitted plans, subject to condition(s).

Under Regulation 3 of the Town and Country Planning General Regulations 1992, **GRANT** planning 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.

2/02 - GARAGES REAR OF 89 TO 117 AUGUSTINE ROAD, HARROW

REFERENCE: P/3450/15 (HARROW COUNCIL)

DESCRIPTION: Temporary Change Of Use Of Former Garages To Site Compound (Sui Generis) Until March 2017; Site Office; Canteen; Toilet Blocks; Storage Containers; Drying Rooms

Decision: GRANTED deemed planning permission under regulation 3 for the development described in the application and submitted plans, and as amended by the addendum, subject to conditions.

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

2/03 - BLUE BUTTERFLY MONTESSORI PRE SCHOOL, 5 BARROW POINT AVENUE, PINNER

REFERENCE: P/3201/15 (MR RAJAN PANKHANIA)

DESCRIPTION: First Floor Rear Extension; Installation Of External Fire Escape Spiral Staircase At Rear; Installation Of Sliding Entrance Gates And Railings Onto Existing Front Boundary Wall; Bin Store; External Alterations

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

- the front wall would remain at its current height, however, railings at a height of 1.5m would be installed on top of the wall. Existing fencing would be removed so that the wall was continuous;
- however, It would be possible to add a condition stipulating that the front wall be no more than 1m in height. Planning regulations did not

allow existing conditions, such as the spiral staircase, to be amended. However, building regulations would apply to the site and would ensure that it was safe for use;

- there were 75 children on roll at the nursery, although, the site had the capacity to accommodate 85 children;
- the intercom system was not part of the development and therefore not within the remit of the Committee.

The Committee received representations from Councillor Norman Stevenson.

Decision: GRANTED planning permission for the development described in the application and submitted plans, subject to condition(s), and an additional condition that the height of the front wall be no more than 1m in height.

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

2/04 - 126 CANNONBURY AVENUE, PINNER

REFERENCE: P/3442/15 (MR KAM CHANA)

DESCRIPTION: First Floor Side Extension; Front Porch

Decision: GRANTED planning 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 - CAR PARK TO THE REAR OF THE CROSSWAY, THE BROADWAY AND THE MIDDLE WAY

REFERENCE: P/3702/15 (MR BEN CURLING (LBH))

DESCRIPTION: Change Of Use Of Former Car Park To Site Compound (Sui Generis) Involving Installation Of Six Mobile Units And Four Skips Until The End Of March 2017

Decision: DEFERRED, subject to a site visit.

165. Extensions to Section 106 Planning Obligations

51 College Road, Harrow, HA1 1AA

Reference: P/0737/15 (The Hyde Group)

Description: Redevelopment of the Former Harrow Post Office to Provide 318 Flats (Class C3), 862 Sq. Metres Floor space for Retail (Class A1),

Financial & Professional Services (Class A2), Restaurants and Cafes (Class A3), Pubs and Bars (Class A4), Hot Food Take-Aways (Class A5), Business (Class B1) and Non Residential Institutions (Class D1) Uses and 1,672 Sq. Metres Floor space for Library (Class D1) Use in Buildings of Up to 20 Storeys (134.5 Metres AOD) in Height; 2,413 Sq. Metres Public Realm including New Public Square; Basement and Surface Servicing and Parking (Total 50 Car Spaces, 3 Motorcycle Spaces and 521 Cycle Spaces); Principal Vehicular Access from Station Road and William Carey Way. Proposal also Includes Combined Heat & Power Plant; Hard and Soft Landscaping, Balconies and Roof Gardens; and Demolition of Former Post Office Buildings. (RESIDENT PERMIT RESTRICTED)

A Member proposed refusal on the following grounds:

The proposed development, in the absence of a Planning Obligation to (i) secure an appropriate level of affordable housing within the development, (ii) fund the provision of infrastructure directly related to the development and (iii) provide necessary commitments in relation to the development, would fail to provide affordable housing and would fail to mitigate the impact of the development upon infrastructure and the wider area, contrary to the National Planning Policy Framework, Policies 3.8, 3.11, 5.6, 6.3, 7.5, 7.7 and 8.2 of the London Plan (2015), Policies CS 1 and CS 2 of the Harrow Core Strategy (2012) and Policies AAP 1, AAP 6, AAP 10, AAP 11, AAP 19 and DM 50 of the Local Plan (2013), and the provisions of the Harrow Planning Obligations supplementary planning document.

An officer advised that to refuse planning permission on the basis of the s.106 not being completed by the deadline set would be deemed to be unreasonable, particularly since negotiations with the applicant were ongoing. She added that it was not unusual for the deadline for the completion of a s.106 to be extended due to the complexities of negotiations. These matters had now been resolved.

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

Decision: Approved, an extension to the deadline for the completion of the s.106 Planning Obligation to 30th October 2015.

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

Councillors Keith Ferry, Graham Henson, Nitin Parekh and Anne Whitehead voted for the application.

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

Cumberland Hotel, 1-3 St. John's Road, Harrow

Reference: P/0586/15 (Origin Housing)

Description: Demolition of Existing Hotel Buildings (Use Class C1) and Phased Redevelopment of The Site To Provide 123 Residential Flats (Use Class C3) Including Affordable Housing Within Two Blocks With Basement And Ranging From Five To Nine Storeys In Height; A Pedestrian Link Between Sheepcote Road And St John's Road With Associated Landscaping, Raised Planters, Boundary Treatment, Entrance Gates; New Vehicle Crossover With Access Drive On Sheepcote Road (Reinstatement Of Existing Vehicle Access Points), Associated Mechanical And Ventilation Plant, Refuse Stores, Bicycle And Car Parking Spaces; PV Panels

Decision: Approved, an extension to the deadline for the completion of the s.106 Planning Obligation to 30th October 2015.

Councillors Keith Ferry, Graham Henson, Nitin Parekh and Anne Whitehead voted for the application.

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

166. Member Site Visits

RESOLVED: To note that the following site visits would take place:

1. Car Park to the rear of the Crossway, The Broadway and the Middle Way (P/3702/15).

(Note: The meeting, having commenced at 6.33 pm, closed at 9.14 pm).

(Signed) COUNCILLOR KEITH FERRY
Chair