

PLANNING COMMITTEE

MINUTES

21 OCTOBER 2015

Chair: * Councillor Keith Ferry

Councillors: * June Baxter * Pritesh Patel
* Stephen Greek * Sachin Shah (3)
* Graham Henson * Anne Whitehead

In attendance: Jerry Miles Minute 173 (2/03)
(Councillors)

* Denotes Member present
(3) Denotes category of Reserve Members

167. Attendance by Reserve Members

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

Ordinary Member

Reserve Member

Councillor Nitin Parekh

Councillor Sachin Shah

168. 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:

169. Declarations of Interest

RESOLVED: To note that the following interest was declared:

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

Councillor Graham Henson declared a non-pecuniary interest in that he was the Portfolio Holder for Environment, Crime and Community Safety and had responsibility for council car parks. He would remain in the room whilst the matter was considered and voted upon.

170. Minutes

RESOLVED: That the minutes of the meeting held on 30 September 2015 be taken as read and signed as a correct record.

171. Public Questions *, Petitions & Deputations

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

172. 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 2/03 on the list of planning applications.

RESOLVED ITEMS

173. 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.

1/01 & 1/02 - ROYAL NATIONAL ORTHOPAEDIC HOSPITAL, NHS TRUST, BROCKLEY HILL, STANMORE

REFERENCE - P/3828/15 and P/3830/15 (ROYAL NATIONAL ORTHOPAEDIC HOSPITAL NHS TRUST)

DESCRIPTION:

P/3828/15

Reserved Matters Application (Condition 4) For All Matters (Scale, Appearance, Layout, Access, Landscaping) Pursuant To Hybrid Planning Permission Reference P/3191/12 For The Development Of A Biomedical Engineering Hub. Development To Include Construction Of 4,271 Sqm (Gifa) Of Hospital Floor space (C2 Use Class), Including Accommodation For Medical Research, Science And Teaching, And Other Ancillary Clinical And Service Related Development With Landscaping, Access, Bin Stores, Pedestrian Links And Ancillary Works.

P/3830/15

Discharge Of Conditions 7 (Design Audit), Condition 8 (Visual Assessment), Condition 9 (Biodiversity Statement) Condition 13 (Surface Water Drainage Strategy), Condition 14 (Accessibility Statement), Condition 15 (Lighting Statement) Condition 17 (Tree Survey), Condition 18 (Parking And Access Statement), Condition 19 (Levels Plan) And Condition 31 (Bats And Birds) Pursuant To Hybrid Planning Permission Reference P/3191/12 For The Development Of A Biomedical Engineering Hub (P/3828/15) To Discharge Condition 4.

P/3828/15

Decision: APPROVED, reserved matters and conditions for the development described in the application and submitted plans subject to conditions, and as amended by the addendum.

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

P/3830/15

Decision: APPROVED, the details pursuant to conditions, as described in the application and submitted plans, and as amended by the addendum.

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

1/03 - PRIESTMEAD PRIMARY SCHOOL AND NURSERY, HARTFORD AVENUE, HARROW

REFERENCE: P/3562/15 (MR ED FURSE)

DESCRIPTION: Redevelopment To Provide A Single, Two And Three Storey Building For New Four Form Of Entry Primary School And Nursery; Associated Landscaping To Include Hard And Soft Play Areas, Multi-Use Games Area (Muga), Growing Garden, Farm Area; Boundary Treatment;

Parking And Cycle Storage; Replacement Scout Hut; Demolition Of Existing Primary School, Nursery Buildings And Scout Hut;

Decision: Under Regulation 3 of the Town and Country Planning General Regulations 1992, **GRANTED**, planning permission for the development described in the application and submitted plans subject to conditions, and as amended by the addendum.

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

2/01 & 2/02 - ROYAL NATIONAL ORTHOPAEDIC HOSPITAL, NHS TRUST, BROCKLEY HILL, STANMORE

It was noted that the above two items had been numbered as 2/02 and 2/03 in error on page 70 of the agenda.

REFERENCE: P/3829/15 (ROYAL NATIONAL ORTHOPAEDIC HOSPITAL NHS TRUST)

DESCRIPTION:

P/3829/15 - Reserved Matters Application (Condition 4) For All Matters (Scale, Appearance, Layout, Access, Landscaping) Pursuant To Hybrid Planning Permission Reference P/3191/12 For The Construction Of Enabling Works. Development To Include Site Clearance And The Construction Of A New Access Road, Pedestrian And Disabled Access, Associated Landscaping And Boundary Treatments And Ancillary Works.

P/3832/15 - Discharge Of Conditions 7 (Design Audit), Condition 8 (Visual Assessment), Condition 9 (Biodiversity Statement) Condition 13 (Surface Water Drainage Strategy), Condition 14 (Accessibility Statement), Condition 15 (Lighting Statement) Condition 17 (Tree Survey), Condition 18 (Parking And Access Statement), Condition 19 (Levels Plan) Pursuant To Hybrid Planning Permission Reference P/3191/12 For The Development Of Enabling Works Associated With The Development Of The Biomedical Engineering Hub, In Connection With The Separate Reserved Matters Application Works (P/3829/15) To Discharge Condition 4.

P/3829/15

Decision: APPROVED, reserved matters and conditions for the development described in the application and submitted plans subject to conditions, and as amended by the addendum.

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

P/3832/15

Decision: APPROVED, the details pursuant to conditions, as described in the application and submitted plans, and as amended by the addendum.

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

2/03 - 27 STROUD GATE, HARROW

REFERENCE: P/3653/15 (MR JOE DORAN)

DESCRIPTION: Two-Storey Side To Rear Extension, Single Storey Rear Extension

Following questions and comments from Members, officers advised that:

- the application conformed fully with the Council's Residential Design Guide in terms of the depth of the proposed extension;
- although the property had previously been an HMO (house of multiple occupation) the applicant had indicated that the property would now be a single family dwelling and as such could legally be inhabited by up to 6 unrelated individuals. Habitation by more than 6 individuals would require notification of permitted change of use;
- two parking spaces could be accommodated on the forecourt of the property.

A Member proposed refusal on the following grounds:

The proposed development, in association with the existing single storey rear extension to the property, by reason of combined excessive site coverage and scale, would result in disproportionate and unduly obtrusive extension to the dwelling house, to the detriment of the character and appearance of the property and the area, contrary to Policies 7.4B and 7.6B of The London Plan (2011), Core Policy CS1.B of the Harrow Core Strategy (2012), Policy DM1 of the Harrow Development Management Policies Local Plan (2013) and the guidance contained in the adopted Supplementary Planning Document Residential Design Guide (2010).

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

The Committee received representations from an objector, Mrs Aga, from a representative of the Applicant, Mr Criscuolo, and Councillor Jerry Miles.

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 by a majority of votes.

Councillors Graham Henson, Keith Ferry, Sachin Shah and Anne Whitehead voted for the application.

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

2/04 - CAR PARK TO THE REAR OF THE CROSSWAY, THE BROADWAY AND THE MIDDLE WAY

REFERENCE: P/3702/15 (HARROW COUNCIL)

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: GRANTED, planning permission, subject to conditions, and as amended by the addendum.

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

2/05 - BUCHANAN COURT, SUDBURY HILL, HARROW, HA1 3AR

Reference: P/0317/15 (Mr A Kearley)

DESCRIPTION: Construction of three and four storey building to provide an 80 bedroom residential care home with parking and landscaping (demolition of existing care home)

A Member stated that deadlines for the completion of Section 106 agreements would be known in advance by relevant officers and pointed out that recently a number of extensions to these agreements had been sought from the Committee. He added that these items had been included on Planning Committee agendas as late items, which did not allow Members sufficient time to fully consider them. He added that this situation was not acceptable and should not recur in the future. These comments were noted by officers.

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 Graham Henson, Keith Ferry, Sachin Shah and Anne Whitehead voted for the application.

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

174. 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 7.04 pm).

(Signed) COUNCILLOR KEITH FERRY
Chair