

PLANNING COMMITTEE

MINUTES

16 DECEMBER 2015

Chair: * Councillor Keith Ferry

Councillors: * Ghazanfar Ali (1) * Pritesh Patel
* June Baxter * Mrs Christine Robson (2)
* Stephen Greek * Anne Whitehead

In attendance: Marilyn Ashton Minute 192
(Councillors)

* Denotes Member present
(1) and (2) Denote category of Reserve Members

185. 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 Nitin Parekh

Reserve Member

Councillor Ghazanfar Ali
Councillor Christine Robson

186. 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:

187. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Agenda Item 10 – Planning Applications Received (2/01)

Councillor Marilyn Ashton declared a non-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 June Baxter declared a non-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 non-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 non-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.

188. Minutes

RESOLVED: That the minutes of the meeting held on 18 November 2015 be taken as read and signed as a correct record.

189. Public Questions, Petitions and Deputations

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

190. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

RESOLVED ITEMS

191. 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 and 2/04 on the list of planning applications.

192. 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 - 51 COLLEGE ROAD, HARROW

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)

DECISION: Delegate Authority to the Divisional Director of Regeneration, Enterprise and Planning to:

- a) complete the s.106 Planning Agreement for the proposed development at 51 College Road, Harrow, HA1 1AA; and
- b) grant planning permission for the proposed development, following the completion of the s.106 Planning Agreement, in accordance with the resolution of the Planning Committee at its meeting on 24th June 2015.

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, Christine Robson and Anne Whitehead voted for the application.

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

1/02 - 2 – 12 NORTHWICK PARK ROAD, HARROW

REFERENCE: P/3820/15 (YOURLIFE MANAGEMENT SERVICES LTD)

DESCRIPTION: Redevelopment To Provide A Three Storey Building For A 48 Unit Assisted Living Care Home (Use Class C2) With Parking, Landscaping And Bin Storage

Following questions from Members, an officer advised that although the unit would be staffed 24 hours a day and staff would have offices there, they would not be living on site.

DECISION: GRANTED planning permission for the development set out 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.

1/03 - TOWNSEND HOUSE AND EATON HOUSE 152 - 174 NORTHOLT

REFERENCE: P/2163/15 (ORIGIN HOUSING)

DESCRIPTION: Demolition Of Existing Buildings (Use Classes D1/ B1) And Redevelopment Of The Site To Provide 116 Residential Flats (Use Class C3) Including Affordable Housing Within A Building Ranging From 6 To 9 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 (Revised Scheme)

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

The Committee received representations from an objector, Ms S Dar and from a representative of the Applicant, Mr J Smith.

Recommendation A

DECISION: GRANTED permission 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, and as amended by the addendum.

Recommendation B

DECISION: That if by 31st March 2016, 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 Committee wished it to be recorded that the decision to grant the application was by a majority of votes.

Councillors Ghazanfar Ali, Keith Ferry, Christine Robson and Anne Whitehead voted for the application.

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

1/04 & 1/05 - ROYAL NATIONAL ORTHOPAEDIC HOSPITAL, NHS TRUST, BROCKLEY HILL, STANMORE

REFERENCE: P/4280/15 & P/4453/15 (ROYAL NATIONAL ORTHOPAEDIC HOSPITAL NHS TRUST)

DESCRIPTION: P/4280/15

Reserved Matters Application (Condition 4) For All Matters (Scale Appearance, Layout, Access Landscaping) Pursuant To Hybrid Planning Permission Reference P/3191/12 (For The Phased Comprehensive, Redevelopment Of The Royal National Orthopaedic Hospital) For The Development Of Princess Eugenie House. Development To Include Demolition Of The Graham Hill Unit And Construction Of 2, 501sqm (Gifa) Of Hospital Floorspace (C2 Use Class), Including Accommodation For Families Of Patients, Rehabilitation Space, Consultancy Space, Patient Care Facilities And Other Ancillary Clinical And Service Related Development. Development Also To Include Associated Landscaping, Access Bin Stores, One Car Parking Space, Pedestrian Works And Ancillary Works

DESCRIPTION: P/4453/15

Details Pursuant To Condition 7 (Design Audit), Condition 8 (Visual Impact), Condition 9 (Biodiversity Statement), Condition 10 (Construction And Environmental Management Plan), Condition 13 (Surface Water Drainage Strategy), Condition 14 (Accessibility Statement), Condition 15 (Lighting Statement), Condition 17 (Arboricultural Statement), Condition 18 (Parking And Access Statement), Condition 19 (Levels Statement) Condition 24 (Site Investigation) And Condition 31 (Bat And Bird Survey) Attached To The Hybrid Planning Permission P/3191/12 ((For The Phased Comprehensive, Redevelopment Of The Royal National Orthopaedic Hospital) For The Development Of Princess Eugenie House (Ref: P/4280/15) To Discharge Condition 4

DECISION: P/4280/15: APPROVAL of reserved matters and conditions for the development described in the application and submitted plans subject to conditions set out in the officer report, and as amended by the addendum;

DECISION: P/4453/15: APPROVAL of 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.

2/01 - 11 KINGFISHER CLOSE, HARROW WEALD

Councillors June Baxter, Stephen Greek and Pritesh Patel left the room during consideration of this item.

REFERENCE: P/4477/15 (MR RAMJI CHAUHAN)

DESCRIPTION: Certificate Of Lawful Development (Proposed): Rear Dormer

DECISION: GRANTED a Certificate of Lawful Proposed 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 ADJACENT TO 119 DABBS HILL LANE, NORTHOLT

REFERENCE: P/4649/15 (LONDON BOROUGH OF EALING AND HILL RESIDENTIAL LIMITED)

DESCRIPTION: Redevelopment To Provide Four X Two Storey Semi-Detached Dwelling houses; Landscaping; Bin And Cycle Storage; On-Street Parking; Removal Of Vehicle Crossover

DECISION: GRANTED planning permission for the development described in the application and submitted plans, subject to condition(s), and as amended by the addendum.

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

2/03 - 62-64 KENTON ROAD, HARROW

REFERENCE: P/4426/15 (SAV DEVELOPMENTS LTD)

DESCRIPTION: Redevelopment To Provide A Four Storey Building For A Thirty-Three Roomed House Of Multiple Occupation (HMO) With Amenity Space, Parking, Landscaping And Bin / Cycle Storage

DECISION: DEFERRED subject to a site visit.

2/04 - 60 OLD CHURCH LANE, STANMORE

REFERENCE: P/4415/15 (MR ANDY TILSITER)

DESCRIPTION: First Floor Rear Extension; External Alterations

Following comments from Members, officers advised that:

- the proposed extension would not be any deeper than the current ground floor extension which reached up to the boundary of the property;
- the proposed roof complied with the 45 degree rule;
- the extension would not have any negative impact on the amenity of neighbouring properties;
- officers preferred the scheme in its current form rather than an amended scheme where the width at the rear was increased and moved towards to the left, due to the design and form of the existing building.

A Member proposed deferring this item, as additional time might enable the applicant and his neighbour to reach an amicable agreement regarding the proposed extension. The motion was seconded, put to the vote and lost.

The Committee received representations from Councillor Marilyn Ashton.

DECISION: GRANTED planning permission for the development described in the application and submitted plans, subject to condition(s).

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, Christine Robson and Anne Whitehead voted for the application.

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

193. Member Site Visits

RESOLVED: That a site visit be undertaken to 62-64 Kenton Road, Harrow.

(Note: The meeting, having commenced at 6.30 pm, closed at 7.30 pm).

(Signed) COUNCILLOR KEITH FERRY
Chair