

PLANNING COMMITTEE

MINUTES

16 MARCH 2016

Chair: † Councillor Anne Whitehead

Councillors:

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

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

217. Attendance by Reserve Members

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

Ordinary Member

Councillor Keith Ferry
Councillor Graham Henson

Reserve Member

Councillor Ghazanfar Ali
Councillor Mrs Christine Robson

218. Right of Members to Speak

RESOLVED: That no Members, who were not members of the Committee, had indicated that they wished to speak at the meeting.

219. Declarations of Interest

RESOLVED: To note that there were no declarations of interests made by Members.

220. Minutes

RESOLVED: That the minutes of the meeting held on 17 February 2016 be taken as read and signed as a correct record, subject to the following amendment on page 9:

‘Councillor Nitin Parekh declared a non-pecuniary interest in that he was a regular visitor to the temple run by the Krishna Avanti Trust. He would remain in the room whilst the matter was considered and voted upon.’

221. Public Questions and Deputations

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

222. Petitions

RESOLVED: To note the receipt of the following petition, which was referred to the Corporate Director Community, for consideration:

Petition, containing 493 signatures from customers and volunteers at the St Luke’s Hospice Shop, Pinner, against the development of the Waxwell Lane Car Park due to the detrimental effect it would have on access to and the running of the St Luke’s Hospice Shop.

223. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

RESOLVED ITEMS

224. 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 1/01 on the list of planning applications.

[Note: Planning application 1/02 was subsequently deferred, and so the representations were not received].

225. 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 - KEMPSFORD HOUSE HOTEL, 21 ST JOHNS ROAD, HARROW

REFERENCE: P/4885/15 NETWORK HOUSING ASSOCIATION

DESCRIPTION: Redevelopment To Provide A Five Storey Building For Twenty-Seven Flats With Parking Private And Communal Amenity Space Solar Panels On Roof Landscaping And Bin / Cycle Storage

Following questions from Members, officers advised that:

- the garage at the rear of the site was part of the Gayton Road development and did not form part of the application;
- the application had been reviewed by officers in the Highways section who had carried out a detailed travel assessment and were satisfied with the level of parking available at the site. The site was situated in a town centre location, and was therefore the focus of modal shift policies, ie a reduction in car travel and increased use of other sustainable means of transport. In addition to this, there were constraints on parking and local residents would not be eligible to apply for parking permits. However, the application site was in an area with a 'good' PTAL (Public Transport Accessibility Rating).

A Member proposed refusal on the following grounds:

'The proposal, by reason of excessive height, scale, bulk, rearward projection and a lack of off-street parking, would have an unacceptable impact on local amenity, contrary to policies DM1 of the Local Plan, CS1 of the Core Strategy, and 7.4 and 7.6 of the London Plan.'

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

The Committee received representations from two objectors, Mr Thorne and Ms Potts and from, Mr Evans, a representative of the applicant.

DECISION:

Recommendation A

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

That if the Section 106 Agreement is not completed by 16th June 2016 then it is recommended to delegate the decision to **REFUSE** planning permission to the Divisional Director of Planning.

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

Councillors Ghazanfar Ali, Nitin Parekh, Mrs Christine Robson and Anne Whitehead voted for the application.

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

1/02 - 11-17 HINDES ROAD, HARROW

REFERENCE: P/4225/15 YOURLIFE MANAGEMENT SERVICES LTD

The above item was deferred.

1/03 - THE NURSERIES, CLAMP HILL, STANMORE

REFERENCE: P/4823/15 MR MICHAEL WEISER

DESCRIPTION: Replacement Two Storey Building For Horticultural Use With Ancillary Training Facilities (Class D1), Ancillary Offices (Class B1), Ancillary Cafe (Class A3) And Ancillary Shop (Class A1); Single Storey Buildings For Horticultural Use And Ancillary Workshop (Class D1)

DECISION: **GRANTED**, planning permission subject to:

- (i) referral to the Greater London Authority (GLA);
- (ii) conditions and as amended by the addendum.

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

1/04 - CEDARS MANOR SCHOOL, WHITTLESEA ROAD, HARROW

REFERENCE: P/0170/16 EDUCATION FUNDING AGENCY (EFA)

DESCRIPTION: Demolition Of Existing School Building And Re-Development To Provide A Single And Three Storey Building; Car Parking; Hard And Soft Play Areas; Landscaping; Internal/External Fencing To Increase School From 544 Pupils To 630 Pupils (Including 6 Hearing Impaired Students) Plus 26 Place Nursery With Retention Of Cedars Children's Centre

Following questions from Members, officers advised that:

- the school already had a 'bronze' Transport for London accredited school travel plan (STP) in place, and was in the process of developing an enhanced STP with the help of the Highways section ahead of the anticipated increase in pupil numbers in September 2016;
- it was anticipated that the building works would begin soon, although, no completion date had been specified on the application, and this date could not be set by Planning officers. Building works at schools normally took place during school holidays in order to minimise disruption to the school;
- if granted, the application would be subject to conditions, one of which related to the STP and the other to the proposed extension of the car parking facilities at the school. The consultation on extending the car parking would end on 21 March and plans for this could only go ahead if no objections were received.

The Committee agreed that the final version of the STP should be considered by the Planning Committee and that therefore the discharge of condition 17 be decided at a future meeting of the Committee.

DECISION: 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 - KIRKFIELD HOUSE, 118 STATION ROAD, HARROW

REFERENCE: P/5862/15 SAV GROUP

DESCRIPTION: Construction Of Two Additional Floors To Provide Eight Flats; Bin / Cycle Storage (Demolition Of Existing Third Floor)

Following questions from Members, an officer confirmed that the applicant had agreed to undertake a legal agreement to alter the CPZ boundary to specifically exclude Kirkfield House from any CPZ, therefore making all dwellings of the development ineligible for parking permits.

DECISION: GRANTED, permission subject to authority being delegated to the Divisional Director of Regeneration and 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.

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

2/02 - GARAGES ADJACENT 209 THE HEIGHTS, NORTHOLT

REFERENCE: P/5917/15 HARROW COUNCIL

DESCRIPTION: Re-Development To Provide A Three Storey Building For Three Flats With Covered Link To Adjoining Building; Re-Surfacing Of Existing Access Car Parking Bin / Cycle Storage And Landscaping

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

2/03 - REAR OF 249-255 PINNER ROAD, HARROW

REFERENCE: P/5703/15 MR VAGHJI HIRANI

DESCRIPTION: Demolition Of Existing Garages And Construction Of Three Two Storey Terraced Houses; Refuse & Cycle Storage; Associated Landscaping

Following questions from Members, officers advised that:

- Highways officers considered that there was adequate off-street parking in the vicinity of the proposed development and the area had a PTAL rating of 3;
- the garden to the side of the application site had its own entrance along an alleyway, which would not be affected by the proposed development.

DECISION: **GRANTED**, planning permission subject to conditions.

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

2/04 - LAND AT HOLSWORTH CLOSE, HARROW

REFERENCE: P/5824/15 HARROW COUNCIL

DESCRIPTION: Redevelopment To Provide Two X Two Storey Dwelling houses; Re-Location Of Bin Store; Reorganisation Of Parking Bays And Turning Point

Following questions from Members, officers advised that:

- there were solar panels currently installed on the roof (and not rooflights);
- new soft landscaping would be introduced along the southern boundary and there was a condition to cover this.

DECISION: GRANTED, planning permission subject to conditions.

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

2/05 - 15 COURTENAY AVENUE, HARROW WEALD

REFERENCE: P/0102/16 MR AMIR SAFDAR

DESCRIPTION: Conversion Of Dwellinghouse To Two Flats; Single Storey Side And Rear Extension; Rear Dormer; Three Rooflights In Front Roofslope; Separate Amenity Space; Boundary Treatment; Landscaping; Bin / Cycle Storage And External Alterations (Part Demolition Of Side Extension).

A Member stated that the Committee had previously refused a similar application on the same street and therefore proposed refusal on the following grounds:

‘The proposal would be out of character in a road that is defined by family-sized houses, would harm the amenity of neighbouring and future occupiers, and would have insufficient parking to mitigate the impact of the development on local roads, contrary to policies 7.4 and 7.6 of the London Plan, CS1 of the Core Strategy and DM1 of the Local Plan.’

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

A Member stated that each application submitted to the Planning Committee should be considered on its merits, adding that no objections had been received for this application.

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, Nitin Parekh, Mrs Christine Robson and Anne Whitehead voted for the application.

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

**3/01 & 3/02 - 20 BENTLEY PRIORY, MANSION HOUSE DRIVE,
STANMORE**

REFERENCE: P/5563/15 & P/5561/15 – MS EMMA OUSBY

DESCRIPTION: Two Rooflights Proposed To The Southern Roofslope Of Building 267

Following questions from Members, officers advised that:

- it was her understanding that the application for the two rooflights had been submitted as these would provide extensive views of the surrounding area and of London;
- English Heritage had not submitted any formal objection to the proposal, however, because of the nature of the application, English Heritage was not obliged to do so as the application did not relate to a grade II listed building. However, during informal discussions with the Planning Department, English Heritage had indicated that it agreed with the officer recommendation to refuse the application;
- under the National Planning Policy Framework, the Local Planning Authority was obliged to ensure that listed building consent was only granted if the proposals were in keeping with statutory guidelines and there was no significant harm to the special interest of the listed property;
- both planning officers and the architects were of the view that there would be no public benefit to outweigh the harm in this case and therefore there was no justification to grant the application.

A Member stated that prior to re-development, Bentley Priory had at one time been considered for demolition. He proposed approval on the following grounds:

‘The proposed rooflights would not be visible from the side and granting the application would contribute to the overall preservation of the heritage of the site.’

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

DECISION: REFUSED (P/5563/15 & P/5561/15), Listed Building Consent and Planning Permission for the developments described in the applications and submitted plans.

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

Councillors Ghazanfar Ali, Nitin Parekh, Mrs Christine Robson and Anne Whitehead voted for the application.

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

226. 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 8.06 pm).

(Signed) COUNCILLOR GHAZANFAR ALI
Chair