
REPORT OF DEVELOPMENT CONTROL COMMITTEE

MEETING HELD ON 9 NOVEMBER 2005

Chair: * Councillor Anne Whitehead

Councillors: * Marilyn Ashton * Janet Cowan
 * Mrs Bath * Idaikkadar
 * Billson * Miles
 * Bluston * Mrs Joyce Nickolay
 * Choudhury * Thornton

* Denotes Member present

[Note: Councillors Mrs Kinnear, John Nickolay, Seymour, Silver and Bill Stephenson also attended this meeting to speak on the item indicated at Minute 1014 below].

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES
1013. Attendance by Reserve Members:

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

1014. 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 items indicated:

Councillor Mrs Kinnear	- Main Agenda Item 18
Councillor John Nickolay	- Planning Application 2/20 and Main Agenda Item 21
Councillor Seymour	- Planning Application 2/18
Councillor Silver	- Planning Application 2/18
Councillor Bill Stephenson	- Planning Applications 2/10 and 2/25

1015. Declarations of Interest:

RESOLVED: To note the following declarations of interest made by Members present relating to business to be transacted at this meeting:

- (i) Planning Application 1/01 – Cloisters Wood (Formerly Cloisters Wood Fitness Club), Wood Lane, Stanmore
Councillor Bluston declared a personal interest in the above application arising from the fact that he had previously been a member of the fitness club on the site. Accordingly, he remained in the room and took part in the discussion and decision-making on this item.
- (ii) Planning Application 1/01 – Cloisters Wood (Formerly Cloisters Wood Fitness Club), Wood Lane, Stanmore
Councillor Choudhury declared a personal interest in the above application and, accordingly, he remained in the room and took part in the discussion and decision-making on this item.
- (iii) Planning Application 1/02 – The Grove, 31 Warren Lane, Stanmore
Councillor Mrs Joyce Nickolay declared a personal interest in the above application and, accordingly, she remained in the room and took part in the discussion and decision-making on this item.
- (iv) Planning Application 1/04 – Royal National Orthopaedic Hospital, Brockley Hill, Stanmore
Councillor Bluston declared a personal interest in the above application arising from the fact that he was Chair of the Health and Social Care Scrutiny Sub-

Committee. Accordingly, he remained in the room and took part in the discussion and decision-making on this item.

- (v) Planning Application 1/04 – Royal National Orthopaedic Hospital, Brockley Hill, Stanmore
Councillor Choudhury declared a personal interest in the above application and, accordingly, he remained in the room and took part in the discussion and decision-making on this item.
- (vi) Planning Application 2/07 – Welldon Centre, Welldon Crescent, Harrow
Councillor Bluston declared a personal interest in the above application arising from the fact that he was a trustee of Victoria Hall, which was also run by the YMCA, who was the applicant. Accordingly, he remained in the room and took part in the discussion and decision-making on this item.
- (vii) Planning Application 2/24 – 3 Welbeck Road, South Harrow
Councillor Choudhury declared a personal interest in the above application and, accordingly, he remained in the room and took part in the discussion and decision-making on this item.
- (viii) Planning Application 2/24 - 3 Welbeck Road, South Harrow
Councillor Mrs Joyce Nickolay declared a personal interest in the above application and, accordingly, she remained in the room and took part in the discussion and decision-making on this item.
- (ix) Planning Application 2/24 – 3 Welbeck Road, South Harrow
Councillor Anne Whitehead declared a prejudicial interest in the above application arising from the fact that her employer was the Harrow Primary Care Trust. Accordingly, she left the room and took no part in the discussion or decision-making on this item.
- (x) Planning Application 3/01, 3/02 and 3/03 – East End Farm, Moss Lane, Pinner
Councillor Bluston declared a prejudicial interest in the above related applications. Accordingly, he left the room and took no part in the discussion or decision-making on these items.
- (xi) Agenda items 18 and 20 – 102, 104, 106 High Street, Harrow on the Hill
Councillor Marilyn Ashton declared that Conservative Members of the Committee had a prejudicial interest in the above application. Accordingly, Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Mrs Joyce Nickolay left the room and took no part in the discussion or decision-making on this item.
- (xii) Agenda item 18 – 102, 104, 106 High Street, Harrow on the Hill
Councillor Mrs Kinnear, who was not a Member of the Committee, declared a personal interest in the above agenda item.

[Note: Subsequently, the Committee agreed that Planning Application 2/04 would be considered at the adjourned meeting of the Committee that would be held on 16 November 2005].

1016. **Arrangement of Agenda:**

RESOLVED: That (1) in accordance with the provisions of the Local Government (Access to Information) Act 1985, the following item/information be admitted to the agenda by reason of the special circumstances and grounds for urgency stated:

<u>Agenda Item</u>	<u>Special Circumstances/Reasons for Urgency</u>
Addendum	This contained information relating to various items on the agenda and was based on information received after the agenda's despatch. It was admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision.
11. Planning Applications Received: Item 1/03: 74 Uxbridge Road, Harrow Weald	A notification letter had not been sent to the residents who lived nearest to the application due to an oversight. The residents had sent an objection letter to the Council after the

notification period had elapsed. It raised fresh considerations which needed to be addressed. This delayed completion of the report.

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| 11. Planning Applications Received:
Item 1/04: National Orthopaedic Hospital, Brockley Hill, Stanmore | The Greater London Authority (GLA) had submitted informal comments towards the end of the previous week and these had raised issues that had to be addressed in the report. This had now been done. Committee consideration was required at the November meeting. |
| 21. Variation of S106 Agreement,
Heathfield School | The report was not available at the time the agenda was printed and circulated. Members were asked to consider it as a matter of urgency. |

(2) all items be considered with the press and public present, with the exception of the following item, which would be considered with the press and public excluded for the reason indicated:

<u>Agenda Item</u>	<u>Reason</u>
20. 102, 104, 106 High Street, Harrow on the Hill	The report relating to this item contained exempt information under paragraph 12(b) of Part I of Schedule 12A to the Local Government Act 1972 in that it contained legal advice.

(3) Agenda Item 15 – 16A Whitchurch Lane, Kenton be deferred at officer's request to amend details in the report;

(4) Planning Application 1/04 - Royal National Orthopaedic Hospital would be considered at a adjourned meeting of the Committee that would be held on 16 November 2005.

[Note: Subsequently, due to time constraints, the Committee agreed that Main Agenda Items 12 to 20 inclusive would be considered at the adjourned meeting of the Committee that would be held on 16 November 2005].

1017. **Minutes:**

RESOLVED: That the Chair be given authority to sign the minutes of the meeting held on 11 October 2005, those minutes having been circulated, as a correct record of that meeting, once printed in the Council Bound Volume.

1018. **Public Questions:**

RESOLVED: To note that no public questions were put at the meeting under the provisions of Committee Procedure Rule 18.

1019. **Petitions:**

RESOLVED: To note receipt of the following petitions which were referred to the Group Manager (Planning and Development) for consideration:

- (i) Petition opposed to the manner in which permission/approval was granted with regards Planning Application P/289/05/DFU – 31 Northumberland Road, North Harrow
Councillor Anne Whitehead presented the above petition, which had been signed by 16 residents of Northumberland Road and Suffolk Road.
- (ii) Petition demanding that Harrow Council preserves the Green Belt in order to protect the environment and open spaces within the Borough
Martin Verden presented the above petition, which had been signed by approximately 8,300 Council Tax payers.

1020. **Deputations:**

RESOLVED: To note that no deputations were received at the meeting under the provisions of Committee Procedure Rule 16.

1021. **Representations on Planning Applications:**

RESOLVED: That, in accordance with the provisions of Committee Procedure Rule 17 (Part 4B of the Constitution), representations be received in respect of items 1/01, 1/02, 1/04, 2/04, 2/09, 2/11, 2/17, 2/18 and 2/25 on the list of planning applications.

[Note: Subsequently, due to time constraints, the Committee agreed that Planning Application 1/04 would be considered at the adjourned meeting of the Committee that would be held on 16 November 2005].

1022. **Planning Applications Received:**

RESOLVED: That authority be given to the Group Manager (Planning and Development) to issue the decision notices in respect of the applications considered, as set out in the schedule attached to these minutes.

1023. **Any Other Urgent Business:**

RESOLVED: That the following site visit be held on Saturday 26 November 2005:

9.30 am - 139 Stanmore Hill

1024. **Extension and Termination of the Meeting:**

In accordance with the provisions of Committee Procedure Rule 14.2 (Part 4B of the Constitution) it was

RESOLVED: (1) At 10.00 pm to continue until 11.00 pm;

(2) at 11.00 pm to continue until 12.00 am;

(3) at 12.00 am to continue until 12.30 am;

(4) at 12.30 am to continue until 1.00 am;

(5) at 1.00 am to continue until 1.30 am;

(6) at 1.30 am to continue until 2.00 am;

(7) at 2.00am, that the meeting be adjourned until 16 November 2005 at 7.30 pm, and that Agenda Items 12 to 21 inclusive be considered at that meeting.

(Note: The meeting, having commenced at 7.30 pm, adjourned at 2.03 am).

(Signed) COUNCILLOR ANNE WHITEHEAD
Chair

SECTION 1 – MAJOR APPLICATIONS

LIST NO: 1/01 **APPLICATION NO:** P/1306/05/CFU

LOCATION: Cloisters Wood (Formerly Cloisters Wood Fitness Club), Wood Lane, Stanmore

APPLICANT: Ask Planning for Shree Swaminarayan Satsang

PROPOSAL: Change of Use: Leisure to Religious uses including conversion of garages to caretakers house. Increase height of squash/functions building by 1M, external alterations, additional car park

DECISION: DEFERRED at the request of the Committee (1) to enable an independent traffic impact assessment to be commissioned; and (2) for officers to notify a wider area.

[Note: Prior to discussing the above application, the Committee received representations from two objectors, and the applicant's representative, which were noted].

(See also Minute 1015 and 1021 and Planning Application 2/05)

LIST NO: 1/02 **APPLICATION NO:** P/1650/05/CDP

LOCATION: The Grove, 31 Warren Lane, Stanmore

APPLICANT: Crest Nicholson (Chiltern) Ltd

PROPOSAL: Details pursuant to outline permission (P/2527/03/COU) 90x2/2.5 storey houses, 108 flats in 3x4 storey blocks with underground parking. Access roads and open space (revised)

DECISION: APPROVED the details in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector, and the applicant's representative, which were noted;

(2) Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Mrs Joyce Nickolay wished to be recorded as having voted against the decision to grant the application].

(See also Minute 1015 and 1021)

LIST NO: 1/03 **APPLICATION NO:** P/1984/05/CFU

LOCATION: 74 Uxbridge Road, Harrow Weald (Texaco Service Station)

APPLICANT: Kenneth W Reed & Assocs. for London Regional Properties

PROPOSAL: Redevelopment: Part 2/part 3 storey block to accommodate health centre and 14 flats with car parking

DECISION: REFUSED permission for the development described in the application and submitted plans, for the following reasons:

- (i) The proposed development by reason of excessive bulk and mass and prominent siting would be visually obtrusive in the street scene.
- (ii) There is insufficient amenity space and garden depth at the front and rear of the building to the detriment of the character of the area.

[Notes: (1) During discussion on the above item, it was moved and seconded that the application be refused. Upon being put to a vote, this was carried;

(2) the decision to refuse the application was unanimous;

(3) the Group Manager (Planning and Development) had recommended that the above application be granted].

(See also Minute 1016)

LIST NO:	1/04	APPLICATION NO:	P/1704/05/COU
LOCATION:	Royal National Orthopaedic Hospital, Brockley Hill, Stanmore		
APPLICANT:	Drivers Jonas for Royal National Orthopaedic Hospital		
PROPOSAL:	Outline: Partial redevelopment to provide new hospital and associated facilities, housing (including staff), revised road junction, car parking and open space		
DECISION:	DEFERRED for consideration at the reconvened meeting of the Committee that would take place on 16 November 2005.		

(See also Minute 1015, 1016 and 1021)

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO:	2/01	APPLICATION NO:	P/2048/05/CFU
LOCATION:	84 Stanmore Hill, Stanmore		
APPLICANT:	David Resnick Assoc for T Adebayo		
PROPOSAL:	Single storey rear extension		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.		

LIST NO:	2/02	APPLICATION NO:	P/1854/05/CFU
LOCATION:	Land at R/O Rising Sun Public House, 138 Greenford Road, Harrow		
APPLICANT:	Oakcliffe Properties Ltd		
PROPOSAL:	Redevelopment to provide 3xtwo storey terraced houses (revised)		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		

LIST NO:	2/03	APPLICATION NO:	P/1913/05/DFU
LOCATION:	239 Portland Crescent, Stanmore		
APPLICANT:	S Kara		
PROPOSAL:	Single storey rear extension; conversion of house into 2 self-contained flats (revised)		
DECISION:	REFUSED permission for the development described in the application and submitted plans, for the following reasons:		
	(i)	The proposal would be out of character in an area of typically single family dwellings to the detriment of the pattern of development in this location.	
	(ii)	The conversion of one single family dwelling into two units will give rise to additional activity and disturbance associated with the creation of an extra unit to the detriment of the residential amenities	

of the neighbouring properties.

[Notes: (1) During discussion on the above item, it was moved and seconded that the application be refused. Upon being put to a vote, this was carried;

(2) Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Mrs Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application;

(3) Councillors Bluston, Choudhury, Idaikkadar, Miles and Anne Whitehead wished to be recorded as having voted against the decision to refuse the application].

(4) the Group Manager (Planning and Development) had recommended that the above application be granted].

LIST NO:	2/04	APPLICATION NO:	P/1774/05/DFU
LOCATION:	Land adjacent 4 Dorchester Avenue, Harrow		
APPLICANT:	Mrs S Vignarajah		
PROPOSAL:	Two storey detached house		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported, and the inclusion of an additional condition regarding water storage. (See also Minute 1021)		
LIST NO:	2/05	APPLICATION NO:	P/754/05/CFU
LOCATION:	Cloisters Wood, Wood Lane, Stanmore		
APPLICANT:	Gami Associates Ltd for Mr H Halai		
PROPOSAL:	Provision of new gates across entrance in Wood Lane		
DECISION:	DEFERRED at the request of the Committee for consideration alongside the application for the change of use of the whole site. (See also Planning Application 1/01)		
LIST NO:	2/06	APPLICATION NO:	P/2099/05/CFU
LOCATION:	Blandings, 25 Potter Street Hill, Pinner		
APPLICANT:	Mr R Gunaratne for Mr K S Gill		
PROPOSAL:	Provision 2 dormer windows in side roof		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		
LIST NO:	2/07	APPLICATION NO:	P/2320/05/DFU
LOCATION:	Welldon Centre, Welldon Crescent, Harrow		
APPLICANT:	Ian Pike for West London YMCA		
PROPOSAL:	Temporary use as an 8 bed winter night shelter (20:00-08:00 hrs) from 1 December 2005 to 1 March 2006		
DECISION:	GRANTED permission in accordance with the development described in the		

application and submitted plans, subject to the condition and informatives reported.

(See also Minute 1015)

LIST NO:	2/08	APPLICATION NO:	P/781/05/CFU
LOCATION:	Glencara, 31 Royston Grove, Pinner		
APPLICANT:	Simpson McHugh for Mr & Mrs Shapiro		
PROPOSAL:	Redevelopment to provide a 2 storey block with rooms in the roof, conservatory containing 3 flats, 1 integral garage and a detached double garage with access		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		
	[Notes: (1) During the discussion on the above item, it was moved and seconded that the application be refused for the following reason:		
	(i) The proposal is out of character in a road characterised by typically large detached family dwellings and this development would be detrimental to the balance and mix of the houses in this road.		
	Upon being put to a vote, this was not carried;		
	(2) the substantive motion to grant the above application was carried;		
	(3) Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Mrs Joyce Nickolay wished to be recorded as having voted against the decision to grant the application].		

LIST NO:	2/09	APPLICATION NO:	P/933/05/DFU
LOCATION:	24 Uxbridge Road, Stanmore		
APPLICANT:	James Ross Architects for Mr P Myers		
PROPOSAL:	Additional detached house and two detached double garages in garden (revised)		
DECISION:	REFUSED permission for the development described in the application and submitted plans, for the following reasons:		
	(i) The proposal will be out of character and at odds with the design, appearance and character of the locally listed thatched cottage, to the detriment of the setting of the locally listed building and the residential and visual amenities of the surrounding properties.		
	(ii) The introduction of an additional large detached house into the cottage's garden with one garage ancillary to it and another large, out of character, garage ancillary to the locally listed building will jeopardise the future retention of the locally listed building, contrary to policy D12 of HDUP as set out in paragraphs 4.45 and 4.46 which refer to the setting of locally listed buildings and the protection of their setting.		
	[[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector, and the applicant's representative, which were noted;		
	(2) during discussion on the above item, it was moved and seconded that the application be refused. Upon being put to a vote, this was carried;		
	(3) the Group Manager (Planning and Development) had recommended that the above application be granted].		

(See also Minute 1021)

LIST NO:	2/10	APPLICATION NO:	P/1943/05/COU
LOCATION:	Land rear of 45-51 Southfield Park, North Harrow		
APPLICANT:	Christopher Pring for Mr Drew, Dr & Mrs Marsden		
PROPOSAL:	Outline: Construction of five houses with access and parking		
DECISION:	REFUSED permission for the development described in the application and submitted plans, for the following reason: (i) The proposed additional residential units would amount to over-intensive development of this site and would give rise to an unreasonable increase in residential activity and associated disturbance to the detriment of the amenity of neighbouring occupiers and the character of the locality. [Notes: (1) During discussion on the above item, it was moved and seconded that the application be refused. Upon being put to a vote, this was carried; (2) the decision to refuse the application was unanimous; (3) the Group Manager (Planning and Development) had recommended that the above application be granted]. (See also Minute 1014)		

LIST NO:	2/11	APPLICATION NO:	P/2041/05/DFU
LOCATION:	9 Welbeck Road, South Harrow		
APPLICANT:	M Assi for Ravi Outt		
PROPOSAL:	Two storey side, single storey front and rear extension to provide house; single storey rear extension to existing house and parking at front		
DECISION:	REFUSED permission for the development described in the application and submitted plans, for the following reason: (i) The proposed additional residential unit would amount to an over-intensive development and occupation of this site and would give rise to an unreasonable increase in residential activity and associated disturbance to the detriment of the amenity of neighbouring occupiers and the character of the locality. [Notes: (1) Prior to discussing the above application, the Committee received representations from an objector; (2) there was no indication that a representative of the applicant was present and wished to respond; (3) during discussion on the above item, it was moved and seconded that the application be refused. Upon being put to a vote, this was carried; (4) Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Mrs Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application; (5) the Group Manager (Planning and Development) had recommended that the above application be granted]. (See also Minute 1021)		

LIST NO: 2/12 **APPLICATION NO:** P/1717/05/DFU
LOCATION: 7 Canons Corner, Edgware
APPLICANT: Bellgrange Mortgages for Bellgrange Mortgages Ltd
PROPOSAL: Change of Use: Class A1 (Retail) to Class A2 (Financial and Professional Services)
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.

LIST NO: 2/13 **APPLICATION NO:** P/2091/05/DFU
LOCATION: 103 Elmsleigh Ave, Kenton
APPLICANT: Mr R Sodha
PROPOSAL: Conversion of house into 2 self-contained flats; single storey side to rear extension
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

[Notes: (1) During the discussion on the above item, it was moved and seconded that the application be refused for the following reason:

- (i) The proposal represents an over intensive use of the site with the activity and disturbance associated with the conversion of one single family dwelling into two units to the detriment of the character of the area

Upon being put to a vote, this was not carried;

(2) the substantive motion to grant the above application was carried;

(3) Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Mrs Joyce Nickolay wished to be recorded as having voted against the decision to grant the application].

LIST NO: 2/14 **APPLICATION NO:** P/1322/05/CFU
LOCATION: Bridle Cottages, Brookshill Drive, Harrow
APPLICANT: Mr Fitzgerald
PROPOSAL: Detached timber garage
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/15 **APPLICATION NO:** P/2094/04/DCO
LOCATION: 13 Frognal Avenue, Harrow
APPLICANT: S S Design Ltd for Mr K M Kerai
PROPOSAL: Continued use of property as 2 self-contained flats (resident permit restricted)
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

[Notes: (1) During the discussion on the above item, it was moved and seconded that the application be refused for the following reason:

- (ii) There is no access to amenity space from the upper floor to the detriment of the residential amenity of the occupiers.
- (iii) There is no room for the storage of four wheelie bins and recycling boxes in the space available on the forecourt to the detriment of the residential amenities of the occupants of the property and the neighbouring properties.

Upon being put to a vote, this was not carried;

(2) the substantive motion to grant the above application was carried;

(3) Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Mrs Joyce Nickolay wished to be recorded as having voted against the decision to grant the application].

LIST NO: 2/16 **APPLICATION NO:** P/1829/05/DFU
LOCATION: 139 Stanmore Hill, Stanmore
APPLICANT: Kishore Karia for Dr Hatim Kapadia
PROPOSAL: Two storey rear extension; double garage at rear; 1 vehicle crossover at front
DECISION: DEFERRED at the request of the Committee to enable a Member site visit to take place before the application is considered.
(See also Minute 1023)

LIST NO: 2/17 **APPLICATION NO:** P/1882/05/DFU
LOCATION: 83 Drury Road, Harrow
APPLICANT: Mr K Desai
PROPOSAL: Single storey rear extension
DECISION: REFUSED permission for the development described in the application and submitted plans, for the following reason:

- (i) The proposal represents an over-development of the site, reducing the size of the garden to an unacceptably small overall depth, to the detriment of the amenities of the occupiers and character of the area.

[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector;

(2) there was no indication that a representative of the applicant was present and wished to respond;

(3) during discussion on the above item, it was moved and seconded that the application be refused. Upon being put to a vote, this was carried;

(4) the decision to refuse the application was unanimous;

(5) the Group Manager (Planning and Development) had recommended that the above application be granted].

(See also Minute 1021)

LIST NO: 2/18 **APPLICATION NO:** P/1928/05/CFU
LOCATION: 141-143 Headstone Lane, Harrow Weald
APPLICANT: Anthony Keating
PROPOSAL: Redevelopment to provide detached block of 7 flats, access and parking
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.
(See also Minute 1014 and 1021)

LIST NO: 2/19 **APPLICATION NO:** P/1977/05/DFU
LOCATION: Land adjoining 3 Royston Park Road, Pinner
APPLICANT: Dusek Design Associates Ltd for Landkey Developments Ltd
PROPOSAL: Detached house and garage, parking and access
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/20 **APPLICATION NO:** P/2027/05/DFU
LOCATION: 254 Cannon Lane, Pinner
APPLICANT: Alan Trueman for Albion Homes Ltd
PROPOSAL: Alterations to porch and change of use from dwelling house to 4 self-contained flats with parking access from Village Way
DECISION: REFUSED permission for the development described in the application and submitted plans, for the following reason:

(i) The proposed conversion, by reason of the likely increased use of the rear garden for parking and refuse storage, would give rise to excessive general activity and disturbance that would be harmful to the living conditions of the adjoining occupiers, and would further detract from the appearance of the property in the street scene of Village Way, to the detriment of the amenity and character of the locality.

[Notes: (1) During discussion on the above item, it was moved and seconded that the application be refused. Upon being put to a vote, this was carried;

(2) Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Mrs Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application;

(3) the Group Manager (Planning and Development) had recommended that the above application be granted].

(See also Minute 1014)

LIST NO: 2/21 **APPLICATION NO:** P/1479/05/CFU
LOCATION: 19/21 Roxborough Road, Harrow
APPLICANT: Williams Lester for For Shinglebank Ltd
PROPOSAL: Detached three storey building to provide 9 flats

DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported.

LIST NO: 2/22 **APPLICATION NO:** P/2084/05/CFU
LOCATION: 54 St. Brides Ave, Edgware
APPLICANT: W J Macleod Architects for Clearview Homes Ltd
PROPOSAL: Construction of a 2 storey block of 4 flats with parking
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/23 **APPLICATION NO:** P/1888/05/DFU
LOCATION: 105 Elmsleigh Avenue, Kenton
APPLICANT: Nu Ne Lah Consultants for Mr Umesh Raghvani
PROPOSAL: Single and two storey side, single storey front and rear extensions; rear dormer
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

[Notes: (1) During the discussion on the above item, it was moved and seconded that the application be refused for the following reason:

- (i) The proposal represents an overdevelopment of the site and will appear to be overbearing and dominant to the detriment of the character of the area and the residential and visual amenities of the neighbouring properties.

Upon being put to a vote, this was not carried;

(2) the substantive motion to grant the above application was carried;

(3) Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Mrs Joyce Nickolay wished to be recorded as having voted against the decision to grant the application].

LIST NO: 2/24 **APPLICATION NO:** P/1055/05/DFU
LOCATION: 3 Welbeck Road, South Harrow
APPLICANT: Howard J Green FRICS for G P Direct
PROPOSAL: Change of Use from Residential to Healthcare Services (GP Direct) with access ramp
DECISION: INFORM the applicant that:

(1) The proposal is acceptable subject to the completion of a Legal Agreement (relating to 5 & 7 Welbeck Road and to include 3 Welbeck Road) within one year (or such period as the Council may determine) of the date of the Committee decision on this application relating to:

- i) The number of general practitioners, qualified medical advisors and nursing staff seeing and consulting with patients within the Surgery at any one time shall be limited to 6.

- ii) That the number of non-medical staff attending the Surgery on the course of their employment shall at any time be limited to 8.

iii) That the total number of NHS or private patients eligible by virtue of registration to receive treatment within the Surgery shall be limited at any time to 8,000.

iv) That all qualified medical practitioners practising within the Surgery will give written consent to the Harrow Primary Care Trust to provide every 6 months or on request, details of the latest group capitation figure for the practice, otherwise known as "the group list size", and details of individual practitioners' capitation figure if requested.

v) That on request of the Local Planning Authority each medical practitioner practising within the Surgery shall give details of their capitation figure otherwise known as "the patient list size" within fourteen days on request.

vi) That the Surgery shall only be open to patients between the hours of 8am to 8pm on Mondays to Fridays and 9am to 12 noon on Saturdays except in the case of emergencies.

(2) A formal decision notice, subject to there being no further objections as a result of the extended period of notification and subject to the planning conditions noted below, will be issued upon the completion, by the applicant, of the aforementioned legal agreement.

[Note: (1) The Chair, Councillor Anne Whitehead, having declared an interest in this item and left the room, the Vice-Chair, Councillor Marilyn Ashton, took the Chair;

(2) at the conclusion of this item, Councillor Anne Whitehead resumed the Chair].

(See also Minute 1015)

LIST NO:	2/25	APPLICATION NO:	P/1712/05/CFU
LOCATION:	Land R/O 71-83 Canterbury Road, North Harrow		
APPLICANT:	Gillett Macleod Partnership for Clearview Homes Ltd		
PROPOSAL:	Two detached two storey blocks to provide 8 terraced properties with access and parking		
DECISION:	REFUSED permission for the development described in the application and submitted plans, for the following reason:		
	(i)	The proposal represents backland development and will be detrimental to the character and amenities of the surrounding area.	
	(ii)	Plots 1-5 would be sited a distance of between 2m and 4.5m from the rear garden boundaries giving rise to a loss of privacy and residential amenity.	
	(iii)	The access and egress and additional vehicular generation will be detrimental to the free flow and safety of traffic.	
	[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector, and the applicant's representative, which were noted;		
	(2) during discussion on the above item, it was moved and seconded that the application be refused. Upon being put to a vote, this was carried;		
	(2) Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Mrs Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application;		
	(3) the Group Manager (Planning and Development) had recommended that the above application be granted].		

(See also Minute 1014 and 1021)

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/2681/04/CFU

LOCATION: East End Farm, Moss Lane, Pinner

APPLICANT: Trevor Clapp for Mr & Mrs B Leaver

PROPOSAL: Demolition of storage buildings, conversion of barn to dwellinghouse with adjacent barn as garage, erection of new dwellinghouse with barn as garage, external alterations

DECISION: (1) REFUSED permission for the development described in the application and submitted plans for the reasons and informative reported.

(2) That Recommendation 2, as set out in the report of the Group Manager (Planning and Development), and amended on the Addendum, be agreed.

(See also Minute 1015)

LIST NO: 3/02 **APPLICATION NO:** P/2682/04/CLB

LOCATION: East End Farm, 98 Moss Lane, Pinner

APPLICANT: Trevor Clapp for Mr & Mrs B Leaver

PROPOSAL: Listed Building Consent: Demolition, internal and external alterations in association with conversion to dwellinghouse and use of barns and garages

DECISION: REFUSED Listed Building Consent for the works described in the application and submitted plans for the reason and informative reported.

(2) That Recommendation 2, as set out in the report of the Group Manager (Planning and Development), and amended on the Addendum, be agreed.

(See also Minute 1015)

LIST NO: 3/03 **APPLICATION NO:** P/2683/04/CCA

LOCATION: East End Farm, Moss Lane, Pinner

APPLICANT: Trevor Clapp for Mr & Mrs B Leaver

PROPOSAL: Conservation Area Consent: Demolition of storage buildings attached to and within the curtilage of Listed Buildings

DECISION: REFUSED Conservation Area Consent for the works described in the application and submitted plans for the reason and informative reported.

(2) That Recommendation 2, as set out in the report of the Group Manager (Planning and Development), and amended on the Addendum, be agreed.

(See also Minute 1015)

SECTION 4 – PRIOR APPROVAL APPLICATIONS

LIST NO: 4/01 **APPLICATION NO:** P/2174/05/CNA

LOCATION: St Johns School, Potter Street Hill, Northwood

APPLICANT: London Borough of Hillingdon

PROPOSAL: Consultation: Groundworks to form an all-weather hockey pitch and 2 rugby

pitches, drainage and ancilliary works

DECISION: RAISED NO OBJECTIONS to the development as set out in the application.
