

PLANNING COMMITTEE

MINUTES

22 MARCH 2017

Chair: * Councillor Keith Ferry

Councillors: * Ghazanfar Ali (1) * Graham Henson (2)
* June Baxter * Pritesh Patel
* Stephen Greek * Anne Whitehead

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

369. Attendance by Reserve Members

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

Ordinary Member

Councillor Mrs Christine Robson
Councillor Barry Kendler

Reserve Member

Councillor Ghazanfar Ali
Councillor Graham Henson

370. 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.

371. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Agenda Item 11- Other Applications Recommended for Grant: Item 2/05, Stanmore Recreation Ground, Stanmore Hill

Councillor Graham Henson declared a pecuniary interest in that as Portfolio Holder for Environment, Crime and Community Safety he had approved the Council's investment strategy for Stanmore. He would leave the room whilst the matter was considered and voted upon.

372. Minutes

RESOLVED: That the minutes of the meeting held on 15 February 2017 be taken as read and signed as a correct record.

373. Public Questions, Petitions, Deputations

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

374. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

375. 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 2/02 on the list of planning applications.

RESOLVED ITEMS

376. 1/01: Priestmead Primary School and Nursery, Hartford Avenue, Harrow - P/0312/17

PROPOSAL: Temporary use of original school building for up to 300 year 7 to year 9 pupils for a period of 2 years; parking and landscaping

Following questions from Members, an officer advised that:

- Sport England had withdrawn its objection;
- officers would work closely with the school to promote the aims set out in the School Travel Plan and encourage greater use of public transport, modal shift, provide maps and use the Council's CCTV enforcement vehicles in the vicinity of the School. Currently the STP was Bronze accredited. Postcode plotting was used to identify where pupils lived so officers could advise on the best transport routes. Additionally, there were a number of cycle routes to the school and the Council offered free cycle training to encourage up take of cycling;
- the original Priestmead School building was habitable though it may require minor refurbishment prior to Salvatorian pupils moving in.

DECISION: GRANTED, Under Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission subject to:

- 1) the Conditions listed in Appendix 1 of the officer report, and as amended by the Addendum.

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

377. 1/02: The Former Eastcote Arms Public House, Eastcote Lane, South Harrow, Harrow

PROPOSAL: Redevelopment to provide a part two, four and five storey building to create 36 flats with amenity space; basement parking; landscaping and bin/cycle storage.

Following questions from Members, an officer advised that:

- the petition containing 73 signatures which had been uploaded to the Council's website related to the previous application and the application had since been withdrawn. The Petitioners had been advised accordingly;
- the proposed development would have 5 floors, and the top floor would contain 6 flats;
- the northern elevation would be single storey in order to minimise any overlooking of neighbouring properties;
- there was no direct access for residents to the landscaped roof garden above the single storey element of the proposal;
- the refuse storage area would be located at the front, adjacent to the vehicular access;
- officers did not anticipate any safety issues for vehicles exiting from the development when turning right towards the roundabout to the northwest;
- there were conditions attached to the application dealing with drainage and flood risk;
- the basement car park would be accessed by two car lifts, one to enter and one to exit. The applicant would be obliged to submit a car lift management strategy, which would be forwarded to Transport for London for assessment and consent.

DECISION: GRANTED

- 1) delegate Authority to the Divisional Director of Regeneration, Enterprise, and Planning to determine the application subject to No Objection from RAF Northolt;
- 2) planning permission subject to authority being delegated to the Divisional Director of Regeneration, Enterprise and Planning in consultation with the Director of Legal and Governance Services for the continued negotiation and completion of the Section 106 legal agreement and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of the officer report) 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 by a majority of votes.

Councillors Ghazanfar Ali, Keith Ferry, Graham Henson and Anne Whitehead voted for the application.

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

378. 1/03: Salvatorian College, 189 High Road, Harrow - P/0112/17

PROPOSAL: Redevelopment to provide two x two and three storey buildings for a 900 place secondary school; hard surface social areas; refuge storage; cycle parking and car parking; boundary treatment; associated works (demolition of existing school buildings)

Following questions from Members, an officer advised that the scope for putting in soft landscaping was limited due to the nature of the site and access to it. However, there were conditions requiring some soft landscaping be added to the front of the site, which would help soften its visual impact.

DECISION: GRANTED, planning permission subject to the Conditions listed in Appendix 1 of the officer report, and as amended by the Addendum.

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

379. 2/01: 55 St Michael's Crescent, Pinner - P/5874/16

PROPOSAL: Conversion of the garage into habitable room with window on the front elevation and single storey side to rear extension.

DECISION: GRANTED, planning permission subject to the Conditions listed in Appendix 1 of the officer report, and as amended by the first and second Addendums.

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

380. 2/02: 9 & 11 New Road, Sudbury Hill, Harrow - P/5803/16

PROPOSAL: Redevelopment to provide a two storey terrace of four houses habitable roofspace including rear dormers; associated parking, landscaping and hardstanding.

Following questions from Members, an officer advised that:

- the Construction Method Statement covered things such as the parking of vehicles on site, loading and unloading of vehicles, storage of building materials, dust and dirt and recycling during the demolition and construction period;
- residents' concerns regarding impact of the development on New Road, which was a private road, and its upkeep, were not material planning considerations and fell outside the Council's demise. Any issues regarding the road were a civil matter.

The Chair urged residents of New Road to come to an agreement with the developer regarding the condition and maintenance of the road as this issue fell outside the remit of the Planning Committee.

The Committee received representations from an objector, Mrs Nelson, and from Mr Holmes, a representative of the applicant.

DECISION: GRANTED, planning permission subject to the conditions listed in Appendix 1 of the officer report, and as amended by the first and second Addendums.

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, Graham Henson and Anne Whitehead voted for the application.

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

381. 2/03: 313 Alexandra Avenue, Harrow - P/5564/16

PROPOSAL: Erection of a three storey block of three flats on vacant site adjacent to 313 Alexandra Avenue as an extension to the existing building.

DECISION: GRANTED, planning permission subject to the conditions listed in Appendix 1 of the officer report, and as amended by the Addendum.

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

382. 2/04: Premier House, Archdale Business Centre, Brember Road, South Harrow - P/4737/16

PROPOSAL: First floor extension for use as storage, addition of second floor for use as retail showroom and ancillary offices.

Following questions from Members, an officer advised that the extension would be attached to the east elevation which was to the rear of the existing building.

DECISION: GRANTED, planning permission subject to Conditions listed in appendix 1 of the officer report, and as amended by the second Addendum.

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

383. 2/05: Stanmore Recreation Ground, Stanmore Hill - P/5948/16

PROPOSAL: Redevelopment of single storey building for use as daycare nursery (Use class D1); Single storey building for use as a cafe (Use class A3) with associated outdoor seating area; External Alterations

Councillor Graham Henson left the room during consideration of this item.

Following questions from Members, an officer advised that although there was no condition limiting the number of children who could be enrolled at the new nursery, the building could not hold more than 30 children, because part of it would be used as toilets and changing facilities. The applicants had requested opening hours of 0700-15.00 for the café.

DECISION: GRANTED, planning permission subject to the conditions listed in Appendix 1 of the officer report, and as amended by the Addendum.

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

384. 2/06: Carspecs House, 71A Bessborough Road, Harrow - P/4626/16

PROPOSAL: Three storey side extension to create three flats, parking and cycle storage; and extension of two residential units within existing building permitted under prior approval reference P/2437/16.

DECISION: GRANTED

RECOMMENDATION A

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 any other enabling

legislation 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 13 April 2017 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 unanimous.

385. 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 7.50 pm).

(Signed) COUNCILLOR KEITH FERRY
Chair