

PLANNING COMMITTEE

MINUTES

21 JUNE 2017

Chair: * Councillor Keith Ferry

Councillors: * June Baxter * Mrs Christine Robson
* Stephen Greek * Norman Stevenson (1)
* Nitin Parekh (1) * Anne Whitehead

In attendance: Barry Macleod-Cullinane Minute 411, item 1/01
(Councillors)

* Denotes Member present
(1) Denotes category of Reserve Member

402. Attendance by Reserve Members

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

Ordinary Member

Councillor Ghazanfar Ali
Councillor Pritesh Patel

Reserve Member

Councillor Nitin Parekh
Councillor Norman Stevenson

403. Appointment of Vice Chair

RESOLVED: To note that Councillor Anne Whitehead be appointed Vice-Chair for the 2017/18 Municipal Year.

404. 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:

<u>Councillor</u>	<u>Planning Application</u>
Barry Macleod-Cullinane	1/01 Harrow School

405. Declarations of Interest

RESOLVED: To note that no declarations of interest were made.

406. Minutes

RESOLVED: That the minutes of the meeting held on 26 April 2017 be taken as read and signed as a correct record.

407. Public Questions and Deputations

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

408. Petitions

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

1. A Petition containing 25 signatures from residents of Brookshill Avenue, Harrow Weald, with the following terms of reference:

‘We the undersigned, residents of Brookshill Avenue, Harrow Weald, HA3, wish to protest at the increasing use of our road for storing/trading in large second hand vans, all associated with one property (number 28). We consider it to be an unacceptable use of our quiet cul-de-sac; giving rise to obstruction, obscured visibility for exiting our own drives and blockage of access to our own premises for maintenance.’

409. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

410. 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 – Harrow School on the list of planning applications.

RESOLVED ITEMS

411. 1-01 - Harrow School - P-1940-16

PROPOSAL: Demolition Of Existing Buildings: Existing Sports Building, Peel House, Museum Cottage, Gardeners Compound, Boyer Webb Pavilion, Pavilion Next To The Athletics Track; Construction Of New Sports Building Over 3 Levels (7269 Sqm); New Science Building Over 3 Levels (3675 Sqm); New Landscaping Core From Existing Chapel Terrace To The Athletics Track At The Base Of Hill; New Visitors Car Parking On Football Lane Adjacent To Maths And Physics School Buildings; Re-Routing And Re-Grading Of Private Access Road; Alterations To Landscaping And Servicing For Dining Hall; Relocation Of Multi Use Games Area For Moretons Boarding House To South West Of Dining Hall

Following questions from Members, an officer advised that:

- the extension of MOL (Metropolitan Open Land) would be secured under binding legal agreement and would thereafter be treated as MOL;
- the proposed MOL area would be largely composed of soft landscaping as existing buildings within the MOL extension land would be demolished which would open up a considerable expanse of land connecting it to the existing MOL. There would be an area of hard landscaping at the stepped access stair route of the site. The proposals had been reviewed and deemed acceptable by both officers and the GLA;
- it would be possible to re-submit the final version of the Community Use Agreement to a future meeting of the Planning Committee for approval;
- existing community groups, which were not based in Harrow and who used the sports facilities at the school would not be prejudiced and would retain their current levels of access. The applicant was committed to ensuring that 75% of the community use would be by Harrow schools/Harrow community groups;
- the CUA would ensure local Harrow schools would have access to the sports facilities at 40% below the benchmark value and this would be stipulated in the legal agreement. He added that the CUA also included Key Performance Indicators (KPIs) which would be reported and reviewed by the Management Committee on an annual basis;
- the CUA would be monitored by Staff at the school, the Divisional Director for Education at Harrow Council, the Head of Harrow School Improvement Partnership, the Harrow Schools' Participation Adviser and a local resident. A fifth member, representing local schools was also being sought and this would be discussed further;

- the CUA was a legal requirement under the S.106 agreement and if the current CUA were to be terminated for any reason in the future, a new CUA would need to be put in place;
- the application would only be referred to the Mayor of London, if it was granted by the Planning Committee.

A Member requested that this should particularly benefit those schools where there were large numbers of pupils in receipt of free school meals.

A Member proposed refusal on the following grounds:

1. The proposal would cause unacceptable harm to local character and heritage assets, including conservation areas in Harrow on the Hill and surrounding areas, the Harrow on the Hill area of special character, and strategic views of St Mary's Church, contrary to policies DM1, DM3, DM6 and DM7 of the Local Plan, CS1 and CS3 of the Core Strategy, and 7.4, 7.6 and 7.8 of the London Plan.
2. The proposal would constitute an inappropriate and unacceptable use of Metropolitan Open Land, contrary to policies DM1, DM7 and DM17 of the Local Plan, CS1 and CS3 of the Core Strategy and 7.17 of the London Plan.

The motion was seconded, put to the vote and lost. The Chair used his casting vote.

The Committee agreed that the final version of the Community Use Agreement be submitted to the September 2017 meeting of the Planning Committee for approval.

The Committee received representations from an objector, Eileen Kinnear, a local resident and from Mr Jim Hawkins, the Headmaster of Harrow School and Councillor Barry Macleod-Cullinane.

DECISION: GRANTED, planning permission,

RECOMMENDATION A

- subject to the conditions set out in appendix 1 of the officer report and the Addendum; and
- refer the application to the Mayor of London (the GLA) as a Stage 2 referral; and
- subject to the Mayor of London (or delegated authorised officer) advising that he is content to allow the Council to determine the application and does not wish to issue a direction under Article 7 that he does not wish to direct refusal, or to issue a direction under Article 7 that he is to act as the local planning authority for the purposes of determining the application, delegate authority 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 other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions or the legal agreement. The Section 106 Agreement Heads of Terms would cover the following matters:

- a) The area to the west of the application site shown on Plan P.05.12 delineated in black and coloured light green (referred to below as “the MOL extension land”) shall remain permanently open and not be developed at any time in the future except for landscaping purposes approved by the authority or in accordance with policy relating to MOL as set out in London Plan Policy 17.7 or a revision thereof;
- b) The existing buildings which are within the MOL extension land and also those within the area delineated in blue on Plan P.05.12 shall be demolished no later than 15 months after first occupation of the proposed new Sports facility building the subject of planning application P/1940/16;
- c) The area of land delineated in blue on Plan P.05.12 shall thereafter not be developed at any time in the future except for landscaping purposes approved by the authority or in accordance with the policy relating to MOL as set out in London Plan Policy 17.7 or a revision thereof;
- d) Community Use Agreement to be implemented;
- e) Implementation of the Sustainable Travel Plan;
- f) Undertaking that the applicant will work with Harrow Council on Employment and Training Initiatives including apprenticeships associated with the proposed construction;
- g) Employment and Training Contribution
- h) Additional Tree Planting and landscaping;
- i) Local goods and services; and
- j) Monitoring fee - £5,000.00;
- k) the final version of the Community Use Agreement be submitted to a future meeting of the Planning Committee for approval.

RECOMMENDATION B

That if the Section 106 Agreement is not completed by 25th September 2017, or as such extended period as may be agreed by the Divisional Director of

Regeneration, Enterprise and Planning in consultation with the Chair of the Planning Committee, then it is recommended to delegate the decision to **REFUSE** planning permission to the Divisional Director of Regeneration, Enterprise and Planning.

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

Councillors Keith Ferry, Christine Robson and Anne Whitehead voted for the application. Councillor Nitin Parekh abstained from voting. The Chair used his casting vote.

Councillors June Baxter, Stephen Greek and Norman Stevenson voted against the application.

412. 1-02 - Princess Alexandra Home - P-4537-16

PROPOSAL: Variation of conditions 3 (Approved plans), 6 (Crime prevention), 7 (Parking), 11 (Hard & soft landscaping), 14 (Landscape & woodland management) and 22 (Delivery & service), attached to planning permission P/4071/14 dated 28/08/2015 for demolition of the existing 72 bed care home and redevelopment to provide a part three/part four storey building consisting of a 64 bed care home, 16 independent living suites and 48 independent living flats together with communal facilities (to include a synagogue, day centre, restaurant, activity rooms, gym, shops and guest facilities); provision of new outbuildings along the northern boundary including a substation and generator; provision of vehicular and cycle parking together with internal access arrangement works; provision of refuse storage and associated landscape and tree works within the site.

Following questions from Members, an officer advised that the care home approved under P/4071/14 to which the subject 73 application related would have been 58% greater in footprint than the previous outline permission. The current application (P/4537/16) would add an additional 38sqm of footprint. She added that the date of completion for the S106 Agreement had been extended to 14 July 2017, as set out in the Addendum.

DECISION: GRANTED,

RECOMMENDATION A

Granted 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 completion of the Section 106 legal agreement and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of the officer report), and as amended by the Addendum.

RECOMMENDATION B

That if the Section 106 Agreement is not completed by 14 July 2017, or as such extended period as may be agreed by the Divisional Director of

Regeneration, Enterprise and Planning in consultation with the Chair of the Planning Committee, then it is recommended to delegate the decision to REFUSE planning permission to the Divisional Director of Regeneration, Enterprise and Planning

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

413. 2-01 - 505 Northolt Road - P-5592-16

PROPOSAL: Redevelopment to create a single and four storey building with a Retail Unit at ground floor level and six flats on upper floors.

Following questions from Members, an officer advised that:

- The Council's waste services manager had visited the site and was confident that refuse vehicles would be able to access the site. Waste collection from the site was subject to a condition. Non compliance with this condition would mean that the applicant would be in breach and there was a mechanism to deal with this.

DECISION: GRANTED, planning permission subject to the Conditions listed in Appendix 1 of the officer report.

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

414. 2-02 - Princess Alexandra Home - P-1472-17

PROPOSAL: Construction of a temporary vehicular access off the public highway at Common Road and the creation of a temporary construction road within the site for the duration of construction works in connection with application P/4071/14 (Retrospective)

The Chair stated that the access road to the site seemed to be permanent and proposed that the following informative, which was agreed by the Committee, be added:

- The applicant is hereby advised that the Members of the Planning Committee accept the temporary road for the purposes of the redevelopment of the site but request it be noted that should a planning application for a permanent road be submitted at any time in the future after the construction of the development on site (Ref: P/4537/16), that it would be unlikely to be considered favourably.

DECISION: GRANTED, planning permission subject to the conditions set out 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.

415. 2-03 - 429-433 Pinner Road - P-1475-17

PROPOSAL: Addition of third and fourth floor to existing office building (Use Class B1a); and installation of covered cycle enclosure in rear car park

Following questions from Members, an officer advised that:

An officer advised that paragraph 6.2.3 had been included in error in the report. There was a condition requiring the applicant to submit samples of the materials to be used in the construction of the external surfaces.

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.

416. 2-04 - 42 Corbins Lane - P-1175-17

PROPOSAL: Redevelopment to provide a two storey building with habitable roofspace comprising 5 Flats; landscaping; parking; bin /cycle store; new vehicle access

Following questions from Members, an officer advised that:

- the site was not owned by the Council;
- parking survey data had shown that the proposed development would not have a detrimental impact on parking and traffic locally and that there was sufficient on street parking in its vicinity. The officer added that she could not confirm the exact timing of the survey, however, it was likely to have been in the evening and not during the hours of operation of the CPZ.

DECISION: Planning permission subject to the Conditions listed in Appendix 1 of the officer report.

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

417. 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 8.12 pm).

(Signed) COUNCILLOR KEITH FERRY

Chair