

PLANNING COMMITTEE

MINUTES

6 SEPTEMBER 2017

Chair: * Councillor Keith Ferry

Councillors: * Ghazanfar Ali * Stephen Greek
* June Baxter * Pritesh Patel
* Simon Brown (2) * Sachin Shah (4)

* Denotes Member present
(2) and (4) Denote category of Reserve Members

428. Attendance by Reserve Members

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

Ordinary Member

Councillor Christine Robson
Councillor Anne Whitehead

Reserve Member

Councillor Simon Brown
Councillor Sachin Shah

429. 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.

430. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Agenda Item 10 – Planning Applications Received (2/06)

Councillor June Baxter declared a pecuniary interest in that the applicant was a colleague and Member of the Conservative Group. She would leave the room whilst the matter was considered and voted upon.

Councillor Stephen Greek declared a pecuniary interest in that the applicant was a colleague and Member of the Conservative Group. He would leave the room whilst the matter was considered and voted upon.

Councillor Pritesh Patel declared a pecuniary interest in that the applicant was a colleague and Member of the Conservative Group. He would leave the room whilst the matter was considered and voted upon.

431. Minutes

RESOLVED: That the minutes of the meeting held on 19 July 2017 be taken as read and signed as a correct record.

432. Public Questions , Petitions and Deputations

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

433. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

434. 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.

RESOLVED ITEMS

435. 1/01 Harrow School Sports Hall and Swimming Pool, Football Lane, Harrow - P/1940/16

PROPOSAL: Updated terms and conditions of the Community Uses Agreement (CUA) relating to the application for Harrow School Sports Hall and Swimming Pool

Following a brief overview of the report, officers responded to Members comments and questions as follows:

- the CUA would operate all year round and not simply during school term time;

- the three additional representatives on the Board would be nominated by the six permanent members of the Board on an annual basis, as set out in detail in the CUA;
- the sports and swimming facilities at the school would be available for use during school holidays.

The Committee received representations from an objector, Eileen Kinnear, the applicant, Nick Shryane, for the applicant.

The Committee voted to agree the updated terms and conditions of the CUA.

DECISION: Agreed, the terms and conditions of the updated Community Uses Agreement (CUA) relating to the application for Harrow School Sports Hall and Swimming Pool, 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, Simon Brown, Keith Ferry, Sachin Shah voted to grant the application.

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

436. 1/02 & 1/03: Churchill Hall, Hawthorne Avenue P/1945/17 & Churchill Hall, Hawthorne Avenue - P/1946/17

The applications below were considered together as they related to the same site.

PROPOSAL: P/1945/17 - Redevelopment to provide three to five storey building with basement parking to create 37 flats and class D1 unit at ground floor; amenity areas; landscaping; bin and cycle storage; re-location of vehicle access on Hawthorne Avenue; parking permit restricted.

PROPOSAL: P/1946/17 Redevelopment to provide three to five storey building to create 37 flats and Class D1 unit at ground floor; amenity areas; landscaping with associated surface parking; bin and cycle storage; re-location of vehicle access on Hawthorne Avenue.

An officer advised that the applications followed on from a previous application P/5255/15 which had been refused at Planning Committee in May 2016 and the subsequent appeal had been dismissed. Following a brief overview of the reports, officers responded to Members comments and questions as follows:

- the two applications were almost identical, with the only differences between being a proposal for basement parking and parking permit restricted development for application P/1945/17. The proposed

parking ratio for P/1946/17 was 0.5 and would also be parking permit restricted;

- although the applicant had offered to implement 1:1 parking at the proposed development, the site was located in a District Centre, which was in a PTAL 5 (Public Transport Accessibility Level) area and was located close to a Town Centre, which had a PTAL rating of 6. The 1:1 parking proposals were not compliant with the London Plan or the Local Development Plan;
- no objections had been received from Highways or the London Borough of Brent;
- the allocation of parking spaces was up to the applicant and did not form part of the planning application;
- the applicant had submitted a Financial Viability Appraisal to support the zero provision of affordable housing. The submitted information had been independently reviewed and tested to ensure that the zero provision of affordable housing was the maximum reasonable affordable housing that could be made as part of the proposed scheme.

It was reported that the affordable housing quota was no longer viable under the revised plans. This was due to the recent increase in construction costs, the CIL (Community Infrastructure Levy) and carbon offsetting payments that would be incurred by the applicant.

An officer added that the review mechanism would provide an open book review of the scheme at 80% of the sales. The Council would seek to re-claim 70% of any super profit (if any) generated by the scheme in order to achieve a policy compliant scheme with regard to Affordable Housing.

A Member proposed refusal on the following grounds:

'The proposal, by reason of excessive height, scale, bulk, inappropriate design and insufficient off-street parking, would have an unacceptable impact on local character, amenity, parking capacity and highway safety, contrary to policies DM1 and DM43 of the Local Plan, CS1 of the Core Strategy and 7.4 and 7.6 of the London Plan.'

The Chair reminded Members that the planning inspector had indicated that he had found the design acceptable.

The motion was seconded, put to the vote and lost. The Committee then voted to grant the application.

DECISION: P/1945/17 Granted,

- (1) authority be Delegated to the Divisional Director of Regeneration, Enterprise, and Planning to determine the application;

- (2) planning permission be granted 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 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) or the legal agreement, and as amended by the Addendum.

DECISION: P/1946/17 Granted,

- (1) authority be Delegated to the Divisional Director of Regeneration, Enterprise, and Planning to determine the application:
- (2) planning permission granted 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 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) or the legal agreement, and as amended by the Addendum.

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

Councillors Ghazanfar Ali, Simon Brown, Keith Ferry, Sachin Shah voted to grant the applications.

Councillors June Baxter, Stephen Greek and Pritesh Patel voted to refuse the applications.

437. 2/01 Unit 8 Ballard's Mews, Edgware - P/2146/17

PROPOSAL: Redevelopment to provide single and two storey building to create car sales showroom with ancillary office and workshop (sui generis) and associated parking.

The Committee voted to grant the application.

DECISION: GRANTED, planning permission.

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

438. 2/02 Flats 29 to 34 Pinner Grove, Pinner - P/2133/16

PROPOSAL: Conversion of basement level to single dwelling, with associated sunken terrace at the side, boundary treatment and landscaping.

The Committee voted to grant the application.

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.

439. 2/03 29 The Avenue, Harrow Weald- P/3275/17

PROPOSAL: Erection of a Single and Two Storey Side to Rear Extension.

The Committee voted to grant the application.

DECISION: GRANTED, planning permission.

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

440. 2/04 Former Public Conveniences, Whitchurch Lane - P/1154/17

PROPOSAL: Demolition of existing public conveniences and redevelopment to provide a three storey building comprising six flats with amenity space and bin / cycle storage.

Following a brief overview of the report, officers responded to Members comments and questions as follows:

- there was sufficient on street parking nearby the proposed development;
- the proposed location of the refuse store was deemed acceptable and no objections had been received from Highways or the Refuse Collection Service.

The Committee voted to grant the application.

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.

441. 2/05 Units 2A and 3A, Neptune Road, Harrow - P/0739/17

PROPOSAL: Change of use from retail warehouse club (Sui Generis) to Indoor climbing centre (Class D2)

The Committee voted to grant the application.

DECISION: GRANTED,

- (1) authority be Delegated to the Divisional Director of Regeneration, Enterprise, and Planning to determine the application;
- (2) planning permission be granted 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 unanimous.

442. 2/06 6 Crest View - P/2583/17

PROPOSAL: Erection of a first floor rear extension with Juliette balcony to create part two storey dwelling; four rooflights in front and two rooflights in front roofslopes; enclosure of front porch.

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

The Committee voted to grant the application.

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.

443. 2/07 30 Westwood Avenue - P/2442/17

PROPOSAL: Erection of a single storey rear extension

Following a brief overview of the report, officers responded to Members comments and questions as follows:

- the proposal would not compromise the residential amenities of the neighbouring occupiers by reason of overshadowing, loss of light, loss of outlook or loss of privacy.

The Committee voted to grant the application.

DECISION: GRANTED, planning permission.

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

444. 2/08 9 Thorndyke Court, Harrow - P/2698/17

PROPOSAL: Erection of a single storey rear extension and conversion of a garage to habitable room.

The Committee voted to grant the application.

DECISION: GRANTED, planning permission.

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

445. 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 7.37 pm).

(Signed) COUNCILLOR KEITH FERRY
Chair