
REPORT OF DEVELOPMENT CONTROL COMMITTEE

MEETING HELD ON 11 JANUARY 2006

Chair: * Councillor Anne Whitehead

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

* Denotes Member present

[Note: Councillor Mrs Kinnear also attended this meeting to speak on the item indicated at Minute 1070 below].

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES

 1069. **Attendance by Reserve Members:**

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

 1070. **Right of Members to Speak:**

RESOLVED: That, in accordance with Committee Procedure Rule 4.1, the following Councillor, who was not a Member of the Committee, be allowed to speak on the agenda items indicated:

Councillor Mrs Kinnear Planning Application 5/03

 1071. **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 1/05 and 2/04 – Cloisters Wood, Wood Lane, Stanmore
Councillor Choudhury declared a personal interest in the above related applications arising from the fact that he had been invited to the Hindu temple to attend celebrations. Accordingly, he would remain in the room and take part in the discussion and decision-making on these items.
- (ii) Planning Application 1/06 – Trinity Church Harrow, 89 Hindes Road
Councillor Bluston declared a personal interest in the above application arising from the fact that he was associated with the YMCA who managed the Welldon Centre and that he knew the Vicar of the Church. Accordingly, he would remain in the room and take part in the discussion and decision-making on this item.
- (iii) Planning Application 1/06 – Trinity Church Harrow, 89 Hindes Road
Councillor Choudhury declared a personal interest in the above application in that he belonged to an organisation which also used the Welldon Centre. Accordingly, he would remain in the room and take part in the discussion and decision-making on this item.
- (iv) Planning Application 2/01 – Canons Court, Stonegrove, Edgware
Councillor Marilyn Ashton declared a prejudicial interest in the above application arising from the fact that she knew the owners of the properties. Accordingly, she would leave the room and take no part in the discussion or decision-making on this item.
- (v) Planning Application 2/11 – 20 Little Common, Stanmore
Councillor Marilyn Ashton declared a personal interest in the above application arising from the fact that she was acquainted with the agent. Accordingly, she would remain in the room and take part in the discussion and decision-making on this item.

- (vi) Planning Application 2/11 – 20 Little Common, Stanmore
Councillor Janet Cowan declared a personal interest in the above application arising from the fact that she was acquainted with the agent. Accordingly, she would remain in the room and take part in the discussion and decision-making on this item.
- (vii) Planning Application 2/14 – 188 Malvern Avenue
Councillor Mrs Joyce Nickolay declared a prejudicial interest in the above application arising from the fact that the applicant was a neighbour. Accordingly, she would leave the room and take no part in the discussion or decision-making on this item.
- (viii) Planning Application 2/16 – The Pavilion at Whitchurch Playing Fields, Wemborough Road, Stanmore
Councillor Mrs Bath declared a prejudicial interest in the above application arising from the fact that she was Chair of the Governors of an adjoining school. Accordingly, she would leave the room and take no part in the discussion or decision-making on this item.
- (ix) Planning Application 2/20 – 373-375 Station Road, Harrow
Councillor Choudhury declared a prejudicial interest in the above application arising from the fact he had been a Member of the Licensing Panel that had determined the licensing application. Accordingly, he would leave the room and take no part in the discussion or decision-making on this item.

[Note: Planning Application 2/20 was subsequently deferred at officer's request to give further consideration to the proposals].

1072. **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.
5. Minutes	The minutes of the meeting held on 19 December 2005 had not been finalised at the time the agenda was printed and circulated.
14. Cost of Fees for High Hedge Formal Complaints	This report had not been available at the time the agenda was printed and circulated.
19. Urgent Non-Executive Decision – Appeal: 19 & 21 & R/O 11-29 Alexandra Avenue, South Harrow	This report had not been available at the time the agenda was printed and circulated.

and

(2) all items be considered with the press and public present.

1073. **Minutes:**

RESOLVED: That the Chair be given authority to sign the minutes of the meetings held on 7 December 2005 and 19 December 2005, those minutes having been circulated, as a correct record of those meetings, once printed in the Council Bound Volume.

(See also Minute 1072)

1074. Public Questions:

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

1075. Petitions:

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

- (i) Petition expressing concern at the manner in which planning permission was granted with regards Planning Application P/2928/04/DFU – 31 Northumberland Road, North Harrow
Councillor Marilyn Ashton presented the above petition, which had been signed by 25 residents of Northumberland Road, Suffolk Road, Lancaster Road and Lincoln Road.
- (ii) Petition objecting to Planning Application P/2853/05/CFU – 10.3M telecommunications pole and antennae at junction of Peterborough Road and Kenton Road
Councillor Mrs Kinnear presented the above petition, which had been signed by approximately 35 people.

1076. Deputations:

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

1077. References from Council and other Committees/Panels:

RESOLVED: To note that there were no references from Council or other Committees or Panels to be received at this meeting.

1078. 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 1/05 and 2/12 on the list of planning applications.

[Note: Planning Application 2/12 was subsequently deferred at officer's request to clarify details of proposal].

1079. 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.

[Note: During consideration of the planning applications, Members noted that the wrong ward appeared on some of the officer reports. Officers were requested to ensure that the correct ward was stated on reports].

1080. Planning Appeals Update:

The Committee received a report of the Group Manager (Planning and Development) which listed those appeals being dealt with and those awaiting decision.

RESOLVED: That the report be noted.

1081. Enforcement Notices Awaiting Compliance:

The Committee received a report of the Group Manager (Planning and Development) which listed those enforcement notices awaiting compliance.

RESOLVED: That the report be noted.

1082. Cost of Fees for High Hedge Formal Complaints:

The Committee received a report of the Group Manager (Planning and Development) which sought agreement to introduce a charge to facilitate the processing of complaints under the new High Hedges legislation.

RESOLVED: That (1) the introduction of a charging structure, as set out in the officer report, for the processing of complaints about high hedges under Part 8 of the Anti-Social Behaviour Act 2003 legislation be agreed;

(2) such complaints be determined under the Delegated Powers of the Group Manager (Planning and Development), or his nominated deputy.

(See also Minute 1072)

1083. **1 Wildcroft Gardens, Stanmore:**

The Committee received a report of the Group Manager (Planning and Development) in this regard.

RESOLVED: That the Director of Legal Services be authorised to:

(1) issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring:

- (i) the demolition and/or reduction of the gates, walls, pillars and railings to a height not exceeding 1 metre above ground level;
- (ii) the permanent removal of the materials arising from compliance with the first requirement (i) from the land.

(i) and (ii) should be complied with within a period of one (1) month from the date on which the Notice takes effect;

(2) issue Notices under Section 330 of the Town and Country Planning Act 1990 (as amended) as necessary in relation to the above alleged breach of planning control;

(3) institute legal proceedings in the event of failure to:

- (i) supply the information required by the Director of Legal Services through the issue of Notices under Section 330 of the Town and Country Planning Act 1990; and/or
- (ii) comply with the Enforcement Notice.

[Note: The Committee noted the correction to the location address, as set out on the Addendum].

1084. **High Barn, Pinner Hill Farm, 160 Pinner Hill Road, Pinner:**

The Committee received a report of the Group Manager (Planning and Development) in this regard.

RESOLVED: That the Director of Legal Services be authorised to:

(1) issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring:

- (i) cessation of the use of the land as a retail showroom (Class A1);
- (ii) the permanent removal of all kitchen displays from the land.

(i) and (ii) should be complied with within a period of three (3) months from the date on which the Notice takes effect;

(2) issue Notices under Section 330 of the Town and Country Planning Act 1990 (as amended) as necessary in relation to the above alleged breach of planning control;

(3) institute legal proceedings in the event of failure to:

- (i) supply the information required by the Director of Legal Services through the issue of Notices under Section 330 of the Town and Country Planning Act 1990; and/or
- (ii) comply with the Enforcement Notice.

1085. **4 Elm Park, Stanmore:**

The Committee received a report of the Group Manager (Planning and Development) in this regard.

RESOLVED: That the Director of Legal Services be authorised to:

(1) issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring:

- (i) cessation of the use of the detached garden building as a single-family dwellinghouse;
- (ii) the demolition of the front and internal ground floor walls and removal of all internal fixtures and fittings;
- (iii) the return of the use of the building to car parking as shown on plan 2572/10 of planning consent EAST/1213/01/FUL.

(i), (ii) and (iii) should be complied with within a period of six (6) months from the date on which the Notice takes effect;

(2) issue Notices under Section 330 of the Town and Country Planning Act 1990 (as amended) as necessary in relation to the above alleged breach of planning control;

(3) institute legal proceedings in the event of failure to:

- (i) supply the information required by the Director of Legal Services through the issue of Notices under Section 330 of the Town and Country Planning Act 1990; and/or
- (ii) comply with the Enforcement Notice.

1086. **Urgent Non-Executive Action - Appeal: 19 & 21 & R/O 11-29 Alexandra Avenue, South Harrow:**

The Committee received a report of the Director of Legal Services outlining action taken following consultation with the Chair and Nominated Members of the Development Control Committee, under the Urgent Non-Executive Decision Procedure.

RESOLVED: To note the following action, taken under the Urgent Non-Executive Decision Procedure:

Subject: Appeal: 19 & 21 & R/O 11-29 Alexandra Avenue, South Harrow

Action Proposed: That (1) the Council formally withdraw Reason 2 of the refusal of application P/1354/05/CFU dated 29 July 2005 in order to avoid the appellant in any additional cost in defending their appeal;
(2) officers be instructed to advise the appellant accordingly.

Reason for Urgency: The next meeting of the Development Control Committee had not been until 7 December 2005.

Decision: Officer Recommendation agreed.

[Notes: (1) The Nominated Members consulted had been unable to agree on whether or not to support the proposed action. The Procedure for Urgent Non-Executive Decision states that, in the event of disagreement, the matter will be referred to the Chief Executive, who may take the decision after consultation with the Leaders of all political groups (or their nominees) and, if appropriate, with the statutory officers;

(2) the decision of the Chief Executive had been to support the officer recommendation].

(See also Minute 1072)

1087. **Any Other Urgent Business:**

Member Site Visits to Deferred Planning Applications

RESOLVED: That the following Member site visits be held on Saturday 28 January 2006:

9.30 am - Trinity Church Harrow, 89 Hindes Road

10.00 am - Site adjoining 3 West Drive Gardens, Harrow

Member Site Visit to St Dominics School

The Chair advised that she had received a request from St Dominic's School for Members of the Committee to visit the site prior to submission by the school of a planning application. Following discussion it was

RESOLVED: That (1) a site visit to St Dominic's School would not be appropriate at this stage as no planning application had been submitted;

(2) officers be requested to inform St Dominic's School of the above decision.

1088. **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 10.30 pm;

(2) at 10.30 pm to continue until 10.40 pm.

(Note: The meeting, having commenced at 7.30 pm, closed at 10.37 pm).

(Signed) COUNCILLOR ANNE WHITEHEAD
Chair

SECTION 1 – MAJOR APPLICATIONS

LIST NO: 1/01 **APPLICATION NO:** P/2457/05/COU
LOCATION: Land west of Cornwall Road, 407-523 Uxbridge Road, Hatch End
APPLICANT: Michael Burroughs Associates for A Surace
PROPOSAL: Outline: Redevelopment, detached 3 storey building with B1 (Business) use on ground floor and 14 flats on the upper floors
DECISION: REFUSED permission for the development described in the application and submitted plans, for the reasons reported.

LIST NO: 1/02 **APPLICATION NO:** P/985/05/CFU
LOCATION: 56-60 Scanmoor House, Northolt Road
APPLICANT: JPB Architects for Scanmoor Ltd
PROPOSAL: Additional floor within mansard roof to provide 2 flats; conversion of 1st – 4th floors to provide 12 flats: use of ground floor for Retail (Class A1)
DECISION: WITHDRAWN by the applicant.

LIST NO: 1/03 **APPLICATION NO:** P/2216/05/CFU
LOCATION: 61/63 High Street, Weladstone
APPLICANT: Modlux plc. For Chogley Properties
PROPOSAL: Redevelopment of two upper floors to provide three floors with 12 flats
DECISION: REFUSED permission for the development described in the application and submitted plans, for the reasons and informative reported, as amended on the Addendum.

LIST NO: 1/04 **APPLICATION NO:** P/2638/05/CFU
LOCATION: Land at High Mead, Harrow
APPLICANT: DLA Town Planning for Fulmer Developments Ltd.
PROPOSAL: Detached 3 storey block with accommodation in the roof to provide 14 flats, parking and access (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.

LIST NO: 1/05 **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: INFORM the applicant that:

(1) the proposal is acceptable subject to the completion of a legal agreement within one year (or such period as the Council may determine) of the date of the Committee decision on this application relating to:-

i) prior approval by the Local Planning Authority's Development Control Committee and implementation by the occupier of the development of a Travel Plan (to include an annual review) prior to commencement of use.

ii) the occupier of the development shall fund all costs on public consultation, analysis, reporting and implementation of local on-street waiting restrictions, at any time within 5 years of the commencement of the use, if in the Council's opinion, a monitoring period shows unacceptable local on street parking, up to a maximum amount of £20,000 index linked.

iii) parking within the site but outside the defined car parks shown on drawing SP/854c shall not be permitted without the prior approval of the Local Planning Authority's Development Control Committee and on no more than 6 occasions per year.

(2) a formal decision notice, subject to the planning conditions and informatives reported and as amended on the Addendum, will be issued only upon completion by the applicant of the aforementioned legal agreement. For the avoidance of doubt the submission and approval of the Travel Plan must precede the completion of the aforementioned legal agreement.

[Note: (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 application, the Committee agreed amendments to the recommendation set out in the officer's report;

(3) the decision to grant the application subject to completion of the legal agreement was unanimous].

(See also Minute 1071 and 1078)

LIST NO:	1/06	APPLICATION NO:	P/2543/05/CFU
LOCATION:	Trinity Church Harrow, 89 Hindes Road		
APPLICANT:	JBKS Architects for Trinity Church Harrow		
PROPOSAL:	Redevelopment of church hall to provide new church hall and ancillary facilities		
DECISION:	(1) DEFERRED at officer's request to give further consideration to scale of development, design and impact on trees;		
	(2) Member site visit to take place prior to consideration of application.		
	(See also Minute 1071 and 1087)		

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO:	2/01	APPLICATION NO:	P/2291/05/CFU
LOCATION:	Canons Court, Stonegrove, Edgware		
APPLICANT:	Langley Hall Associates Ltd for Beaver Investments Ltd		
PROPOSAL:	Additional accommodation at 3 rd and 4 th level for 9 flats with new staircase and revised 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 1071)

LIST NO:	2/02	APPLICATION NO:	P/2852/05/CFU
LOCATION:	302-306 Uxbridge Road, Hatch End		
APPLICANT:	Michael Burroughs Associates for A Surace		
PROPOSAL:	Rear extension at 1 st and 2 nd floor levels to provide 2 additional flats, revised pedestrian access at rear and 2 front dormers		
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/1861/05/CFU
LOCATION:	The Rookery, Westfield Lane, Harrow		
APPLICANT:	Dennis Granston for R Edwards / D Brazier		
PROPOSAL:	2 storey block to provide 6 flats and car 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:	2/04	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:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		
	(See also Minute 1071)		
LIST NO:	2/05	APPLICATION NO:	P/2551/05/DFU
LOCATION:	6 Hillview Close, Pinner		
APPLICANT:	Magan D Solanki for Mr & Mrs K Kung		
PROPOSAL:	Single storey side to rear extension (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:	2/06	APPLICATION NO:	P/2839/05/COU
LOCATION:	R/O 26-28 High Street, Harrow		
APPLICANT:	Mac Engineering Services for Mr Kotak		
PROPOSAL:	Outline: Details pursuant to P/3104/04/COU: Construction of 3 storey building to provide shop (A1) and workshop at ground floor and 3 flats above (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.

LIST NO:	2/07	APPLICATION NO:	P/2314/05/DFU
LOCATION:	273 Pinner Road, Harrow		
APPLICANT:	Colin Bargioni for Mr Utup Vitija		
PROPOSAL:	Single storey rear extension and change of use: Office/residential (Class A2/C3) to restaurant (Class A3)		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		
LIST NO:	2/08	APPLICATION NO:	P/1679/05/DFU
LOCATION:	303-305 Station Road, Harrow		
APPLICANT:	Lees Lloyd Whitley for Mr Gary Daines		
PROPOSAL:	Change of Use: First floor from fitness and slimming club (Class D2) and offices (Class B1) to advice and counselling centre (Class D1)		
DECISION:	DEFERRED for consultation with Social Services and to seek more information from the applicant.		
	[Note: (1) During discussion on the above application, Members expressed concern that they had insufficient information regarding the proposed use of the premises upon which to determine the application;		
	(2) the Group Manager (Planning and Development) had recommended that the above application be granted].		
LIST NO:	2/09	APPLICATION NO:	P/2566/05/CFU
LOCATION:	Amberley, Pinner Hill, Pinner		
APPLICANT:	Orchard Associates for Mr & Mrs Lynford Smith		
PROPOSAL:	Re-alignment of drive/hard surfacing		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		
LIST NO:	2/10	APPLICATION NO:	P/1556/05/DFU
LOCATION:	25 Hawthorn Drive		
APPLICANT:	Mel-Pindi for Bison Ltd		
PROPOSAL:	Single and two storey side, single storey rear extension; conversion to two self-contained flats		
DECISION:	DEFERRED at officer's request to clarify the application report in respect of revisions to the proposals.		
LIST NO:	2/11	APPLICATION NO:	P/2658/05/CFU
LOCATION:	20 Little Common, Stanmore		
APPLICANT:	Abe Hayeem for Mr D Bleich		
PROPOSAL:	Rear conservatory with retractable roof		

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 1071)

LIST NO: 2/12 **APPLICATION NO:** P/2337/05/DFU

LOCATION: Site adjoining 3 West Drive Gardens, Harrow

APPLICANT: Fidler Associates for Mr N Nagle

PROPOSAL: Two-storey detached house (revised)

DECISION: (1) DEFERRED at officer's request to clarify details of proposal;
(2) Member site visit to take place prior to consideration of application.

(See also Minute 1078 and 1087)

LIST NO: 2/13 **APPLICATION NO:** P/2384/05/DFU

LOCATION: 6 Powell Close, Edgware

APPLICANT: Wide Sky Architects for Wide Sky Architects

PROPOSAL: Replacement house and garage (revised)

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

LIST NO: 2/14 **APPLICATION NO:** P/2185/05/DFU

LOCATION: 188 Malvern Avenue

APPLICANT: Mary Shepherd

PROPOSAL: Two storey side to rear and single storey rear extension, conversion to two self-contained flats and one dwelling, parking at front and rear

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 1071)

LIST NO: 2/15 **APPLICATION NO:** P/2536/05/COU

LOCATION: Builders Yard to rear of 2-24 Walton Road, Harrow

APPLICANT: Mr T Edens for Masterson Holdings

PROPOSAL: Outline: Residential development

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

LIST NO: 2/16 **APPLICATION NO:** P/2475/05/CVA

LOCATION: The Pavilion at Whitchurch Playing Fields, Wemborough Road, Stanmore

APPLICANT: Potters House Nursery

PROPOSAL: Variation of Conditon 4 of P/1136/05 to allow opening 7am – 7pm 7 days a week; remove Condition 5 (Temporary for 5 years)

DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.

(See also Minute 1071)

LIST NO: 2/17 **APPLICATION NO:** P/1874/05/DFU

LOCATION: 13 Clewer Crescent

APPLICANT: A J Emmanual for Mr A Raio

PROPOSAL: Single and two storey side, single storey rear extension; conversion to two self-contained flats

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

LIST NO: 2/18 **APPLICATION NO:** P/1184/05/DFU

LOCATION: 352 Pinner Road, North Harrow

APPLICANT: Saltor Rex for Saltor Rex

PROPOSAL: 1st floor extension and alterations to provide dormer terrace at rear/side and conversion of resulting 1st floor to 2 self contained flats

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

LIST NO: 2/19 **APPLICATION NO:** P/1939/05/DFU

LOCATION: Land adjacent to 56 Uxbridge Road

APPLICANT: Mr K D'Austin for Mr S Smart & Mrs P McMahon

PROPOSAL: Outline: Two storey detached house with attached garage

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

LIST NO: 2/20 **APPLICATION NO:** P/2567/05/CVA

LOCATION: 373-375 Station Road, Harrow

APPLICANT: Hepher Dixon for J D Wetherspoon

PROPOSAL: Variation of Conditon 3 of permission WEST/42514/91/FUL to allow opening Sun-Thurs 0900-0030, Fri & Sat 0900-0100

DECISION: DEFERRED at officer's request to give further consideration to the proposals

(See also Minute 1071)

LIST NO: 2/21 **APPLICATION NO:** P/2663/05/DFU

LOCATION: 127 Arundel Drive, Harrow

APPLICANT: Brown & Co for R S Humphreys

PROPOSAL: Alterations to roof to form end gable and rear dormer; single storey rear extension; alterations and conversion to two self contained flats; parking with extended access at front

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

SECTION 5 – PRIOR APPROVAL APPLICATIONS

LIST NO: 5/01 **APPLICATION NO:** P/2893/05/CFU

LOCATION: Land opposite Wellington House, Stanmore Hill, Stanmore

APPLICANT: PHA Communications Ltd for Orange PCS Ltd

PROPOSAL: 8 metre high telecommunications mast and one equipment cabin

DECISION: REFUSED permission for the development described in the application and submitted plans for the reason and informative reported.

LIST NO: 5/02 **APPLICATION NO:** P/2939/05/CDT

LOCATION: S/E corner of Kenton Lane and Mountside, Harrow

APPLICANT: LCC Deployment Services UK Ltd for T-Mobile UK Ltd

PROPOSAL: Determination: 10M high telecommunications mast and equipment cabins

DECISION: (1) RESOLVED that prior approval of siting and appearance was required.
(2) REFUSED approval of details of siting/appearance for the reason and informative reported.

LIST NO: 5/03 **APPLICATION NO:** P/2853/05/CFU

LOCATION: Highways land at the junction of Peterborough Road and Kenton Road, Harrow

APPLICANT: PHA Communications Ltd for Orange PCS Ltd

PROPOSAL: 10.3M high telecommunications pole and antennae; equipment cabin

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

(1) The proposed development, by reason of its size, appearance and prominent siting would be visually obtrusive and unduly prominent to the detriment of the character and appearance of this part of the Conservation Area, Area Of Special Character and the adjoining Metropolitan Open Land.

[Note: During discussion on the above application the Committee agreed amendments to the reason for refusal given in the officer's report].

(See also Minute 1070 and 1075)

LIST NO: 5/04 **APPLICATION NO:** P/2955/05/CFU

LOCATION: Hillingdon House, 386/388 Kenton Road, Kenton

APPLICANT: PHA Communications Ltd for Orange PCS Ltd

PROPOSAL: 3 roof mounted antennae, 2 dishes and ancillary telecommunications equipment

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