

PLANNING COMMITTEE

MINUTES

25 APRIL 2018

Chair: * Councillor Keith Ferry

Councillors: * Ghazanfar Ali * Nitin Parekh (1)
* June Baxter * Norman Stevenson (1)
* Stephen Greek * Anne Whitehead

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

570. Attendance by Reserve Members

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

Ordinary Member

Councillor Pritesh Patel
Councillor Christine Robson

Reserve Member

Councillor Norman Stevenson
Councillor Nitin Parekh

571. 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.

572. Declarations of Interest

RESOLVED: To note that there were no declarations of interests made by Members.

573. Minutes

RESOLVED: That the minutes of the meeting held on 21 March 2018 be taken as read and signed as a correct record.

574. Public Questions, Petitions and Deputations

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

575. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

576. 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 2/03 on the list of planning applications.

577. Addendum

RESOLVED: To accept both Addendums.

RESOLVED ITEMS

578. 2/01: 113 High Street, Wealdstone, Harrow - P/5793/17

PROPOSAL: *Redevelopment to provide 9 residential units comprising 6 flats within a 5 storey building with ground floor (class D1) unit and first floor B1/D1 unit with adjoining 3 x 2 storey terraced houses; bin and cycle store*

Following questions and comments from Members, an officer advised that a separate entrance would be provided for the residential component of the development.

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, as amended by the addendums, and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 and the addendums) or the legal agreement.:

RECOMMENDATION B

That if the Section 106 Agreement is not completed by 25th July 2018, 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 on the grounds that:

The proposed development, in the absence of a legal agreement to provide restriction of resident parking permits, would fail to adequately mitigate the impacts of the development on the surrounding highway network, contrary to the requirements of policies 6.9, 6.10, 6.11, 6.13 and 8.2 of The London Plan 2016, policy CS1.R of the Harrow Core Strategy 2012 and Policies DM42 and DM 50 of the Harrow Development Management Policies Local Plan 2013 and would therefore be unacceptable.

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

579. 2/02: Civic Centre, Station Road, Harrow - P/0956/18

PROPOSAL: *Temporary Change of use of ground floor office (Class B1) to Place of Worship (Class D1)*

Following questions and comments from Members, an officer advised that the land exchange agreement built in a sufficient timeframe for a replacement temple to be built on the other site.

DECISION: GRANTED planning permission subject to the conditions and informatives 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.

580. 2/03: Linden House, South View Road, Pinner - P/0708/18

PROPOSAL: *Four storey rear corner infill extensions; single storey side link extension; alterations and extension to roof to form crown roof with rooflights; four rear dormers; rear extension to detached garage; external alterations (demolition of side extension)*

Following questions and comments from Members, an officer advised that:

- the Applicant had stated that the two live applications with appeals lodged for non-determination would be withdrawn should the current planning application be granted;
- no change was proposed to the overall height of the roof. It was considered that due to the distance between the applicant building and the neighbouring buildings no unacceptable overlooking would occur from the four rear dormers;

- no precedent would be set as every application was dealt with on its own merits. It would not be reasonable to include a condition to prohibit any future flatted development;
- the site would provide sufficient provision for off-street parking for the proposed development.

A Member proposed refusal on the following grounds:

The proposed development by reason of its excessive size, massing, bulk and site coverage would result in disproportionate additions to the original dwellinghouse and would reduce the openness of the site in the Green Belt. The proposal would constitute inappropriate development in the Green Belt, and no very special circumstances have been demonstrated by the applicant whereby the harm, by reason of inappropriateness is outweighed by other material considerations. The proposal would therefore be detrimental to the character and appearance of the Green Belt and the Harrow Weald Ridge Area of Special Character contrary to National Planning Policy Framework, policy 7.16 of the London Plan, policies CS1.F and CS6.A of the Harrow Core Strategy and policies DM6 and DM16 of the Development Management Policies Local Plan.

The motion was seconded, put to the vote and lost.

The Committee received representations from two objectors, Mr Carlo Criscuolo and Mr Stephen Simmonds.

DECISION: GRANTED planning permission subject to the conditions and informatives 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 by a majority of votes.

Councillors Ghazanfar Ali, Keith Ferry, Nitin Parekh and Anne Whitehead voted for the application.

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

581. 2/04: Car Park rear of 15-19 Church Road - P/0379/18

PROPOSAL: *Redevelopment to provide two storey building with accommodation in roof to create 8 flats; underground parking to accommodate 12 parking spaces; bin and cycle stores*

Following questions and comments from Members, an officer advised that:

- the car parking provision currently leased to local businesses was dependant on the current lease and the companies affected were aware of the situation;

- the application previously granted for the site had considered the vitality impact of a loss of car parking spaces so the principle had already been established

A Member proposed refusal on the following grounds:

The proposal would be an overdevelopment and would result in an unacceptable loss of commercial parking provision, causing harm to local economic vitality and local amenity, contrary to policies DM1, DM42 and DM43 of the Local Plan, CS1 of the Core Strategy and 4.8 and 6.13 of the London Plan.

The motion was seconded, put to the vote and lost.

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 and informatives (set out in Appendix 1 of the officers report) or the legal agreement.

RECOMMENDATION B:

That if the Section 106 Agreement is not completed by 27th July 2018 or such extended period as may be agreed in writing by the Divisional Director of Planning, the section 106 Planning Obligation is not completed, then delegate the decision to the Divisional Director of Planning to **REFUSE** planning permission for the appropriate reason.

The proposed development, in the absence of a legal agreement to provide parking permit restrictions that directly relates to the development, would fail to ensure that the development in this location prioritises access by sustainable modes and does not place additional transport stress on the public highway, in accordance with paragraphs 35 and 36 of the National Planning Policy Framework (2012), Policy 6.13 of the London Plan (2016) and Policy DM 43 of the Harrow Development Management Policies Local Plan (2013).

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, Nitin Parekh and Anne Whitehead voted for the application.

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

582. 2/05: 498 Uxbridge Road, Pinner - P/5625/17

PROPOSAL: *Conversion of dwelling to four flats; single rear extension; single storey front extension; first floor side and rear extensions; alterations and extension to roof to create habitable roofspace; side and rear dormers; rooflights in front and side roofslopes to create habitable roofspace; parking; landscaping; separate and communal amenity space; bin / cycle storage; external alterations*

A Member proposed refusal on the following grounds:

The proposal is an over-development and over-intensive use of the site, with excessive scale and bulk, to the detriment of local character and amenity, contrary to policies DM1 of the Local Plan, CS1 of the Core Strategy, and 7.4 and 7.6 of the London Plan.

The motion was seconded, put to the vote and lost.

DECISION: GRANTED planning permission subject to the conditions and informatives listed in Appendix 1 of the officers report.

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, Nitin Parekh and Anne Whitehead voted for the application.

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

583. 2/06: 64 - 66 Marsh Lane, Stanmore - P/5204/17

PROPOSAL: *Re-development to provide one two storey building for six flats; parking; landscaping; separate and communal amenity space; bin / cycle storage*

DECISION: GRANTED planning permission for the reasons set out in the officers report subject to the conditions and informatives listed in Appendix 1 as amended by the addendum.

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

584. 2/07: Cedars Youth and Community Centre, Chicheley Road, Harrow - P/4522/17

PROPOSAL: *First Floor Side To Rear Extension*

Following questions and comments from Members, an officer advised that:

- the height was similar to the existing;
- the applicant had submitted a revised Travel Plan which had addressed the points made by the Highways Authority. Payments would be required should the monitoring requirements in years 1, 3 and 5 not be met
- Construction contractors were required to submit proposals for approval by Highways and Environmental Health and make contact and complaints procedure information available to neighbours;

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 this report as amended by the addendums) or the legal agreement.

RECOMMENDATION B

That if the Section 106 Agreement is not completed, by 26th July 2018 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 on the grounds that:

The proposed development, by reason of failure to demonstrate an acceptable impact in terms of on-street parking and a failure to demonstrate satisfactory mitigation of the transport impacts of the development, contrary to policies DM42 and DM43 of the Harrow Development Management Policies Local Plan (2013).

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

585. 2/08: 104 College Road, Harrow - P/1824/17

PROPOSAL: *Creation of third and fourth floors comprising seven flats; parking; bin and stores, together with internal alterations between ground and second floor to create a separate residential access.*

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 this report) or the legal agreement.

RECOMMENDATION B

That if the Section 106 Agreement is not completed by 25 August 2018, 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 on the grounds that:

The proposed redevelopment of the site, in the absence of a legal agreement for the restriction of resident parking permits, would fail to comply with the requirements of Policies DM26 and DM42 of the Development Management Policies Local Plan 2013 which seeks to ensure the proposal would not result in any unreasonable impacts on the highway.

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

586. 2/09: 104 College Road, Harrow - P/1827/17

PROPOSAL: *Creation of third and fourth floors to provide additional office space; parking; bin store.*

DECISION: **GRANTED** planning permission subject to the conditions and informatives listed in Appendix 1 of the officers report.

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

587. End of municipal year

The Chair stated that this was the current administration's last Planning Committee meeting and he thanked the Members and officers for their contribution to the work of the Committee.

(Note: The meeting, having commenced at 6.30 pm, closed at 7.52 pm).

(Signed) COUNCILLOR KEITH FERRY
Chair

