

PLANNING COMMITTEE

MINUTES

23 JANUARY 2019

Chair: * Councillor Ghazanfar Ali (Vice-Chair in the Chair)

Councillors: * Stephen Greek * Mina Parmar (1)
* Graham Henson * Christine Robson
* Ajay Maru (2) * Bharat Thakker

In attendance: Norman Stevenson Minute 148
(Councillors)

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

140. Attendance by Reserve Members

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

Ordinary Member

Councillor Anjana Patel
Councillor Keith Ferry

Reserve Member

Councillor Mina Parmar
Councillor Ajay Maru

141. 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:

Councillor

Planning Application

142. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Agenda Item 11 – Other Applications Recommended for Grant: item 1/01, The Depot

Councillor Graham Henson declared a Non-Pecuniary interest in that he was the Chair of West London West Authority, which was a consultee to the application. He would remain in the room whilst the matter was considered and voted upon.

Agenda Item - Other Applications Recommended for Grant: item 2/03, Unit 1, Chantry Place

Councillor Bharat Thakker declared a Non-Pecuniary interest in that he lived in a property in the vicinity of the application site. He would remain in the room whilst the matter was considered and voted upon.

143. Minutes

RESOLVED: That the minutes of the meeting held on 12 December 2018 be taken as read and signed as a correct record.

144. Public Questions

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

145. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

RESOLVED ITEMS

146. Addendum

RESOLVED: To accept the Addendum.

147. 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 No 2/02 on the list of planning applications.

148. 1/01:Central Depot, Forward Drive, Harrow - P/4251/18

PROPOSAL: Redevelopment to provide part single, part two and part five storey building with plant room on roof and part first floor mezzanine

incorporating workshop (B1 light industrial), office (B1 use), warehouse (B8 use) and ancillary uses; multi storey car park and external car parking; bin store (demolition of existing buildings) (Amended description).

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

- officers did not anticipate any additional trip generation as a result of the amended application. There would only be an increase of 15 cars. Most of the vehicles at the site would be part of the Council's pooled vehicles, for essential users, and only be used on an 'as and when' basis. Furthermore, as the site was located in a good PTAL rated area (Public Transport Accessibility Level), the level of additional traffic generated would be low. She added that the office space at the site was not commercial office space, it was for Council tenants and would not be marketed in the same way as a commercial unit. Officers considered the site location to be sustainable. She added that Highways were of the view that there was sufficient on-street parking capacity in the vicinity of the site;
- Conditions 19 & 20, which restricted Permitted Development rights, could be strengthened to prevent conversion to residential use;
- the application was subject to approval by the Mayor of London (the GLA) as a Stage 2 referral.

The Committee resolved to approve the officer recommendations.

DECISION: GRANT

1. Grant planning permission, subject to a stage 2 referral to the GLA, and the revised Condition 19 as set out below, and as amended by the Addendum:
2. Condition 19: The B1a office accommodation on the third and fourth floors hereby approved shall be used solely for the purposes of civic functions associated with Harrow Council Services, and for no commercial purpose outside of this remit without prior written consent from the local planning authority;
3. Condition 20: The development hereby permitted shall be used for Class B1a (offices) for purposes restricted under condition 19 of this permission, only and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development within Schedule 2, Part 3, Class O shall take place.

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

Councillors Ghazanfar Ali, Graham Henson, Ajay Maru & Christine Robson voted for the application.

Councillors Stephen Greek, Mina Parmar & Bharat Thakker abstained from voting.

149. 2/02: Northcote, 86 Rickmansworth Road HA5 3TW - P/2367/18

PROPOSAL: Development to provide a two storey building for eight flats (8 x 1 bed flats); front boundary wall; new access from Rickmansworth Road; parking; amenity space; refuse and cycle storage.

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

- In considering the previous application at appeal, the inspector had noted that he had insufficient evidence to discount that the impacts of refuse collection vehicles and visibility at the northern junction of Rickmansworth Road were not severe. The applicant had subsequently undertaken a traffic assessment, submitted a Transport Statement and amended the layout of the cycle parking and refuse storage. The Highways Authority had agreed to the implementation of double yellow lines on either side of the road, which would lead to improved visibility for motorists and enhance road safety in the area;
- the Planning Inspector did not have the authority to put conditions on applications at appeal. The Section 106 monies generated from the development would cover the cost of any traffic calming measures that would be implemented;
- the site currently consisted of a small area of green, however, the Inspector had considered comments from objectors and had concluded that this small area of green at the site did not constitute 'garden land. The area was used mainly as an access to the existing block of flats at the site.

The Committee received representations from an objector, Ms Jan Bell, from a representative of the applicant, Mr Carl O'Boyle, and Councillor Norman Stevenson.

A Member proposed refusal on the following grounds:

- '1. The proposal has failed to demonstrate that it would allow safe movement of traffic, to the detriment of highway safety and convenience contrary to policy 6.13 of the London Plan (2016), and policies DM1 and DM42 of the Development Management Policies Local Plan (2013).
2. The proposal would constitute inappropriate development on garden land, contrary to policies CS1 of the Core Strategy, 3.5 of the London Plan, and the Garden Land Development SPD.'

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

The Committee resolved to approve the officer recommendations.

DECISION: GRANT,

RECOMMENDATION A

Grant planning permission subject to authority being delegated to the Interim Chief Planning Officer 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) or the legal agreement, and as amended by the Addendum.

RECOMMENDATION B

That if the Section 106 Agreement is not completed by 12 March 2019, or as such extended period as may be agreed by the Interim Chief Planning Officer in consultation with the Chair of the Planning Committee, then it is recommended to delegate the decision to REFUSE planning permission to the Interim Chief Planning Officer.

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

Councillors Ghazanfar Ali, Graham Henson, Ajay Maru & Christine Robson voted for the application.

Councillors voted against Stephen Greek, Mina Parmar & Bharat Thakker voted against the application.

150. 2/03: Unit 1, Chantry Place, Harrow - P/0949/18

PROPOSAL: Erection of a two-storey industrial building to be used for B2 purposes, along with the provision of parking spaces, landscaping, cycle and refuse storage facilities.

Following questions and comments from Members, an officer advised that an informative requesting that delivery lorries should avoid backing into Chantry road during the construction phase in order to protect the safety of local residents, could be added.

The Committee resolved to approve the officer recommendations.

DECISION: GRANT

RECOMMENDATION A

Delegate authority to the Chief Planning Officer to issue the planning permission upon the receipt of an acceptable Flood Risk Assessment, and

subject to the conditions and any minor amendment to these conditions listed in Appendix 1 of the officer report, and subject to an additional Informative in relation to construction vehicles.

RECOMMENDATION B

That if applicant fails to provide a satisfactory Flood Risk Assessment by the 28th February 2019 or as such extended period as may be agreed by the Chief Planning Officer in consultation with the Chair of the Planning Committee, then it is recommended to delegate the decision to REFUSE planning permission to the Chief Planning Officer.

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

151. 2/04: 16-24 Lowlands Road Harrow - P/4101/18

PROPOSAL: Redevelopment to provide two and three storey building to create nine flats; refuse and cycle storage; parking and landscaping; repositioning of vehicle access from Lowlands Road to Roxborough Park

The Committee resolved to approve the officer recommendations.

DECISION: GRANT

1. Grant planning permission subject to authority being delegated to the Interim Chief Planning Officer 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) or the legal agreement, and as amended by the Addendum;
2. Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement;
3. that if, by 30TH April 2019 or such extended period as may be agreed in writing by the Chief Planning Officer, the section 106 Planning Obligation is not completed, then delegate the decision to the Chief Planning Officer to **REFUSE** planning permission for the appropriate reason.

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

Councillors Ghazanfar Ali, Stephen Greek, Graham Henson, Ajay Maru, Mina Parmar & Christine Robson voted for the application.

Councillor Bharat Thakker abstained from voting.

(Note: The meeting, having commenced at 6.30 pm, closed at 7.25 pm).

(Signed) COUNCILLOR GHAZANFAR ALI
Vice-Chair in the Chair