

PLANNING COMMITTEE

MINUTES

20 MARCH 2019

Chair: * Councillor Keith Ferry

Councillors: * Ghazanfar Ali * Anjana Patel
* Simon Brown (1) * Christine Robson
* Stephen Greek * Norman Stevenson (1)

In attendance: Ameet Jogia Minute 177
(Councillors)

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

166. Attendance by Reserve Members

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

Ordinary Member

Councillor Graham Henson
Councillor Bharat Thakker

Reserve Member

Councillor Simon Brown
Councillor Norman Stevenson

167. Right of Members to Speak

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

168. Declarations of Interest

RESOLVED: To note that no interests were declared.

169. Minutes

RESOLVED: That the minutes of the meeting held on 13 February 2019 be taken as read and signed as a correct record.

170. Public Questions, Petitions or Deputations

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

171. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

RESOLVED ITEMS

172. Addendum

RESOLVED: To accept the Addendum, together with the addendum information referred to by the Planning Officer setting out an additional condition (implementation of recommendations in the Noise Impact Assessment Report) and informative (the use of flood proofing and resilience measures) relating to application 2/01 Middlesex House, 29-45 High Street, Edgware.

173. 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 2/02 on the list of planning applications and that the list be varied to enable item 2/02 to be considered first.

Referring to item 2/02, a Member proposed that consideration of the application be deferred pending a site visit.

The motion was seconded, put to the vote and lost by a majority of votes.

Councillors Ghazanfar Ali, Simon Brown, Keith Ferry and Christine Robson voted against.

Councillors Stephen Greek, Anjana Patel and Norman Stevenson voted for.

Planning Applications received

174. 1/01: Plot A3, Development Zone A, Harrow View East Master Plan Site (Former Kodak Factory Site) Headstone Drive, Harrow - P/3671/18

PROPOSAL: Construction of six to fourteen storey building to create Health care facility (Class D1) and 127 flats; Parking; Refuse and Cycle Storage; Associated landscaping.

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

- the increased height of the proposed building was not considered to be a cause of concern in so far as overlooking the school was concerned;
- the height of the proposed building was considered appropriate in the context of other buildings that had been approved in accordance with the wider masterplan;
- the provision of 127 housing units (49 of which would be affordable) would contribute towards meeting the Council's housing targets;
- a proposal to provide 30 housing units would have been considered as under-development of the site;
- parking would be provided at ground floor level for residents in the flats above and restricted via a Controlled Parking Zone for which monies had been secured to provide for review and monitoring of Zones around the site;
- one of the 8 parking spaces for staff employed at the Health Care facility would be allocated to staff with a disability which was in accordance with the requirements of the Draft London Plan as was the total provision of 27; and;
- the Parking provision was considered to be appropriate bearing in mind the level of public transport available.

A Member proposed refusal on the grounds that it is an overdevelopment with excessive height and bulk and insufficient parking provision to the detriment of the local character and amenity and contrary to policies DM1 of the Local Plan, AAP5 of the Harrow and Wealdstone Area Action Plan, CS1 of the Core Strategy and 6.1.3, 7.4, and 7.7 of the London Plan.

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

The Committee resolved to approve the officer recommendations.

DECISION: GRANT

RECOMMENDATION A

1. refer this application to the Mayor of London (the GLA) as a Stage 2 referral; and
2. subject to the Mayor of London (or delegated authorised officer) advising that he is content to allow the Council to determine the case itself and does not wish to direct refusal, or 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 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 development and issue of the planning permission, subject to the resolution of all matters relating to the viability report and subject to minor amendments to the conditions or the legal agreement, and as amended by the Addendum.

RECOMMENDATION B

That if the Section 106 Agreement is not completed by 13th May 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 by a majority of votes.

Councillors Ghazanfar Ali, Simon Brown, Keith Ferry and Christine Robson voted for the application.

Councillors Stephen Greek Anjana Patel and Norman Stevenson voted against.

175. 1/02: 653-659 Uxbridge Rd, Pinner - P/1234/18

PROPOSAL: Redevelopment To Provide Part Three and Four Storey Building to Accommodate 26 Flats; 26 Surface Parking Spaces; Cycle and Bin Stores; 2 x Vehicle Crossovers (involving demolition of existing four detached houses)

The Committee resolved to approve the officer recommendations.

DECISION: GRANT

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.

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 and Christine Robson voted for the application.

Councillors Greek, Anjana Patel and Norman Stevenson abstained from voting.

176. 2/01: Middlesex House, 29-45 High Street, Edgware - P/5074/18

PROPOSAL: Creation of third floor comprising of 8 flats (1 X 2 bed and 7 X 1 bed); bin and cycle stores; roof terrace at ground floor and external alterations

The Committee resolved to approve the officer recommendations.

DECISION: GRANT

Grant planning permission subject to the Conditions listed in Appendix 1 of the officer report and to the additional condition and informative referred to in Minute 172.

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

177. 2/02: Little Gables, Green Lane, Stanmore - P/5164/18

PROPOSAL: Variation of condition 7 (approved plans) attached to planning permission P/1329/14 allowed on appeal reference APP/M5450/D/14/2224761 dated 28/10/2014 for an increase in height of the ground floor extension and construction of an attached garage in place of the pre-existing garage.

Following questions and comments from members an officer advised that:

- the Planning Inspector in granting the previous application had noted that a number of properties in Green Lane had been extended to their boundaries;
- as there was no development above first floor level a terracing effect as established in the Residential Design Guide would be avoided. In addition the subject property and neighbouring property, Applegarth, were of different designs and set back thus creating a staggered relationship;
- a condition would ensure that the finish of the garage would match the finish of the dwelling-house;
- the height of the wall at 2 metres was allowed in accordance with Permitted Development Rights and whilst the consequential loss of

vegetation was regretted this was in the gift of the owner as the protection of the vegetation was not conditioned by the Planning Inspector; and

- the additional width of the garage had been offset by a reduction in height.

The Committee received representations from an objector, Mr Virania a representative of the applicant, Mr Wickham, and from Councillor Ameet Jogia.

Having listened to the representations a member again proposed that consideration of the application be deferred pending a site visit.

The motion was seconded, put to the vote and lost by a majority of votes

Councillors Ghazanfar Ali, Simon Brown, Keith Ferry and Christine Robson voted against.

Councillors Stephen Greek Anjana Patel and Norman Stevenson voted for.

It was then proposed that the application be refused by reason of excessive scale, bulk and proximity to the neighbouring property which would harm local amenity and character of the Stanmore Hill Conservation Area contrary to policies DM1 and DM 7 of the Local Plan, CS 1 of the Core Strategy and 7.4, 7.6 and 7.8 of the London Plan.

The motion was seconded, put to the vote and lost by a majority of votes.

Councillors Ghazanfar Ali, Simon Brown, Keith Ferry and Christine Robson voted against.

Councillors Stephen Greek Anjana Patel and Norman Stevenson voted for.

The Committee resolved to approve the officer recommendations.

DECISION: GRANT

Grant 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 by a majority of votes.

Councillors Ghazanfar Ali, Simon Brown, Keith Ferry and Christine Robson voted for

Councillors Stephen Greek Anjana Patel and Norman Stevenson voted against.

The audio recording of this meeting can be found at the following link:

<http://www.harrow.gov.uk/www2/ieListDocuments.aspx?CId=1001&MId=64446&Ver=4>

(Note: The meeting, having commenced at 6.30 pm, closed at 7.35 pm).

(Signed) COUNCILLOR KEITH FERRY
Chair