

# PLANNING COMMITTEE

## MINUTES

### 16 OCTOBER 2019

**Chair:** \* Councillor Keith Ferry

**Councillors:** \* Ghazanfar Ali \* Ajay Maru (1)  
\* Simon Brown \* Anjana Patel  
\* Stephen Greek \* Bharat Thakker

**In attendance:** Jerry Miles  
**(Councillors)**

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

#### 252. Attendance by Reserve Members

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

Ordinary Member

Reserve Member

Councillor Sachin Shah

Councillor Ajay Maru

#### 253. 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

Jerry Miles

143/145 Eastcote Lane & 172A  
Alexandra Avenue – P/2156/19

**254. Declarations of Interest**

**RESOLVED:** To note that there were none.

**255. Minutes**

**RESOLVED:** That the minutes of the meeting held on 25 September 2019 be taken as read and signed as a correct record.

**256. Public Questions**

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

**257. Petitions**

**RESOLVED:** To note that there were none.

**258. Deputations**

**RESOLVED:** To note that there were none.

**259. References from Council and other Committees/Panels**

**RESOLVED:** To note that there were none.

**RESOLVED ITEMS**

**260. Addendum**

**RESOLVED:** To accept the Addendum and Supplemental Addendum.

**261. 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 2/05 on the list of planning applications.

**262. 2/05 143/145 Eastcote Lane & 172A Alexandra Ave - P/2156/19**

**PROPOSAL**

Redevelopment to provide four storey building to create 26 Flats (7 X 1 bed, 17 X 2 bed and 2 x 3 bed); Landscaping and amenity space; Parking; Refuse and cycle storage.

Officers introduced the application setting out the proposals in the report, as varied in the addendum.

In response to questions from the Committee, the Planning Officers confirmed that:

- The development was in line with Harrow's Garden Land SPD (2013) regulations and its building footprint did not constitute use of garden land space. The footprint fell within the accepted parameters as set out in the report and as such would not result in an inappropriate form of development.
- The cumulative impact on traffic and parking resulting from the development was deemed acceptable by Harrow Council's Highways Team and was further justified by a Transport Assessment and census data on parking demand. A Parking Management Plan would be put in place, which would be binding on developers to monitor and enforce in order to ensure that the provided 13 spaces were adequately allocated and prioritised amongst the residents of the development.

The Committee received representations from an objector, Mrs Myrtle Martin, the planning agent on behalf of the applicant, Mr Max Plotnek and from Councillor Jerry Miles, who each outlined their arguments for seeking refusal or approval of the application respectively.

A member proposed refusal on the following grounds:

- The proposal, by virtue of its excessive scale, height, width and positioning, would add an unacceptable amount of bulk and mass across the site's width and would result in the detrimental loss of the site's open character, representing an over-intensification of residential development on the site. The development would, therefore, not represent an appropriate high quality of design, would not maintain or enhance the character of the surrounding street scene and the visual interests of its surroundings and fails to appropriately respect and relate to its spacious context. Accordingly, the proposal was contrary to Policies 7.4 of the London Plan 2016, DM1 of the Harrow Development Management Policies 2013, the adopted Supplementary Planning Document Residential Design Guide 2010 and section 12 of the National Planning Policy Framework 2018.
- The proposal would fail to provide a sufficient level of car parking, contrary to the National Planning Policy Framework (2018), policy 6.13 of The London Plan (2016) and Policy DM12 of the Harrow Development Management Policies Local Plan (2013) policies DM42 and DM43.

The motion was seconded, put to the vote and passed with a majority of votes.

## **DECISION: REFUSE**

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

*Councillors Ali, Brown, Maru, Greek, Patel and Thakker voted against the application.*

*Councillor Ferry voted for the application.*

**263. 2/01 74 High Street, Wealdstone - P/0954/19**

**PROPOSAL**

Change of use of police station (sui generis) into 6 flats (6 x 1 bed) (class C3) and part of ground floor to financial and professional service office (Use class A2) and cafe (use class A3); bin and cycle stores; parking; external alterations.

The Committee resolved to approve the officer recommendations.

**DECISION (Unanimous): GRANT**

**RECOMMENDATION A**

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 this report and as varied in the Supplemental Addendum) or the legal agreement.

**RECOMMENDATION B**

That if the Section 106 Agreement is not completed by 30th January 2020, 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 on the grounds that: The proposed development, in the absence of a Legal Agreement to provide appropriate parking controls directly relating to the development, would fail to adequately mitigate the impact of the development on the surrounding highway network, contrary to the National Planning Policy Framework (2019), policies, 6.3, 6.9, 6.10, 6.11, 6.12 and 6.13 of The London Plan (2016), Core Strategy (2012) policy CS1R and policies DM 1, DM 42, DM 43 and DM 50 of the Harrow Development Management Policies Local Plan and the Supplementary Planning Document: Planning Obligations (2013).

**264. 2/02 Wealdstone Police Station, 74 High Street, Wealdstone - P/0871/19**

**PROPOSAL**

Internal And External Alterations To Accommodate Change Of Use Of Police Station Into 6 Flats (6 X 1 Bed); And Change Of Use Of Part Ground Floor To Financial And Professional Service Office (Use Class A2) And Cafe (Use Class A3); Bin And Cycle Stores.

The Committee resolved to approve the officer recommendations.

**DECISION (Unanimous): GRANT**

**RECOMMENDATION:** Planning permission to grant listed building consent subject to the Conditions listed in Appendix 1 of this report as varied by the Supplemental Addendum.

**265. 2/03 The Nurseries, Clamp Hill, Stanmore - P/1794/19**

**PROPOSAL**

Redevelopment to provide two storey building and single storey building for horticultural use with ancillary training facilities for people with learning difficulties (Use class D1), ancillary office space; ancillary cafe and ancillary shop; landscaping (demolition of existing building).

The Committee resolved to approve the officer recommendations.

**DECISION (Unanimous): GRANT**

**RECOMMENDATION:** Planning permission subject to the conditions set out in Appendix 1 of the report as varied by the Addendum to the report.

**266. 2/04 162 College Hill Road - P/3622/19**

**PROPOSAL**

Single storey rear extension; external alterations (Demolition of single storey rear projection, conservatory and detached store).

The Committee resolved to approve the officer recommendations.

**DECISION (Unanimous): GRANT**

**RECOMMENDATION:** Planning permission subject to the conditions set out in Appendix 1 of the report.

**267. 2/06 Park House 34-38 Pinner Road, Harrow - P/1690/18**

**RESOLVED:** That the application be deferred and considered at a future Planning Committee meeting.

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

<https://www2.harrow.gov.uk/ieListDocuments.aspx?CId=1001&MId=64641&Ver=4>

(Note: The meeting, having commenced at 6.30 pm, closed at 7.14 pm).

(Signed) COUNCILLOR KEITH FERRY  
Chair