

Planning Committee

Minutes

14 October 2020

Present:

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

Councillors: Marilyn Ashton Anjana Patel
Christopher Baxter Kiran Ramchandani
Simon Brown Sachin Shah

Apologies received: Keith Ferry

427. Attendance by Reserve Members

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

Ordinary Member

Reserve Member

Councillor Keith Ferry

Councillor Kiran Ramchandani

428. 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.

429. Declarations of Interest

RESOLVED: To note that the Declarations of Interests published in advance of the meeting on the Council's website were taken as read.

430. Minutes

RESOLVED: That the minutes of the meeting held on 23 September 2020 be taken as read and signed as a correct record.

431. Public Questions

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

432. Petitions

RESOLVED: To note that no petitions were put or received.

433. Deputations

RESOLVED: To note that no deputations were put or received.

434. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

435. Addendum

RESOLVED: To accept the Addendum and Supplemental Addendum.

436. Representations on Planning Applications

RESOLVED: To note that no representations on Planning Applications were received.

Resolved Items

437. 1-01 16-28 Bonnersfield Lane P-0768-20

PROPOSAL: redevelopment to provide a five storey building comprising of twenty two flats (Use class C3) and commercial unit to ground floor (Use class B1); six x three storey houses; landscaping; parking; bin and cycle stores; emergency vehicle access; associated works (demolition of existing buildings).

The Chief Planning Officer requested that the item be deferred as there had been a question raised on affordable housing, and Officers would need time to respond.

The application would be submitted to Committee at a later date.

DECISION: DEFER

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

438. 1-02 North Side Car Park Greenhill Way P-1257-20

PROPOSAL: redevelopment to create a part 3, part 4 and part 5 storey building to provide 89 co-living units with communal facilities; landscaping; parking; refuse and cycle storage (as amended by the Addendum).

Councillors Marilyn Ashton and Anjana Patel expressed their concerns on co-living models' suitability for Harrow, and whether they were genuinely affordable.

Following questions and comments from a Member on historical applications of the site, an officer advised that:

- a planning application was approved in 2008 but not implemented; it was not known why it had not been implemented;
- other planning applications were submitted in 2011 and 2012 but were refused; and
- two further applications were submitted in 2013 but were also refused.

The Committee resolved to accept officer recommendations.

The Planning Committee was asked to:

RECOMMENDATION A

- 1) agree the reasons for approval as set out in the report, and
- 2) 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 report) or the legal agreement. The Section 106 Agreement Heads of Terms would cover the following matters:

i) Tenure and Management

- Tenure and Management Strategy.

ii) Affordable Housing Contribution and Viability Review

- Early Stage Review;
- Commuted Sum - £393,647;
- to pay the affordable housing contribution prior to the commencement of development.

iii) Carbon Offset

- requiring payment of the carbon offset contribution (£65,672) prior to commencement of development;
- Post-construction assessment to determine if the proposed carbon;
- reductions have been achieved and whether an additional carbon offset;
- contribution (residential element) is required to offset any shortfall; and
- calculated at £1,800 per tonne of carbon.

iv) Energy Centre

- Provision of a safeguarding route to connect to any future wider District Heat Network.

v) Highways and Parking

Travel Plan Monitoring

- Baseline Survey to be completed within 6 months of agreement (exact options to be secured by agreement) and surveys to be conducted in year 1, 3 and 5 of the development, following the baseline survey;
- Submission of financial costs associated with the Travel Plan are to be provided by the developer;
- Submission of an updated Travel Plan based on the framework travel plan prior to occupation and to cover an initial monitoring period of 5 years;
- Travel Plan Monitoring fees/bond to be secured with the latter only to be used in the event of the development not meeting targets in year 5;
- Appointment of a travel plan co-ordinator.
- Highways Agreement;
- Section 278 Agreement - for removal of existing footway / kerb outside the Greenhill Road access and resurfacing as carriageway;
- Construction of new kerb and footway to adjoin the existing; and
- Improvements to vehicle and pedestrian access of Greenhill Road.

vi) Employment and Training - Construction Employment

- The developer to submit to the Council for approval, prior to commencement of the development, a Training and Recruitment Plan/ Local Labour Employment Strategy. The developer to implement the agreed Plan. The training and Employment plan will include:

- a) employment initiatives opportunities relating to the construction of the Development and details of sector delivery;
- b) the provision of appropriate training with the objectives of ensuring effective transition into work and sustainable job outcomes;
- c) the timings and arrangements for implementation of such initiatives and
- d) suitable mechanisms for the monitoring of the effectiveness of such initiatives
- The developer to use all reasonable endeavours to secure the use of local suppliers and apprentices during the construction of the development.
- A financial contribution towards the management and delivery of the construction training programme based on the construction value of the development. This is calculated using the formula: £2,500 per £1,000,000 build cost.

vii) Legal Costs and Monitoring Fee

- Legal fees: A financial contribution (to be agreed) to be paid by the developer to the Council to reimburse the Council's legal costs associated with the preparation of the planning obligation; and
- Planning Administration Fee: Payment of £1580 administration fee for the monitoring and compliance of the legal agreement

RECOMMENDATION B

That if the Section 106 Agreement was not completed by 15 December 2020 or as such extended period as may be agreed by the Interim Chief Planning Officer, 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 improvements, benefits and monitoring that directly relate to the development, would fail to adequately mitigate the impact of the development on the wider area and provide for necessary social, environmental and physical infrastructural improvements arising directly from the development, contrary to the National Planning Policy Framework (2019), policies 3.11, 3.13, 5.2, 6.3, 7.4, 7.5 and 7.6 of The London Plan (2016), Core Strategy (2012) policy CS1, policies AAP3, AAP13 and AAP19 of the Harrow and Wealdstone Area Action Plan(2013) and policies DM1, DM2 DM42, DM43 and DM50 of the Harrow Development Management Policies Local Plan and the Supplementary Planning Document: Planning Obligations (2013).

DECISION: GRANT

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

Councillors Ali, Brown, Ramchandani and Shah voted for the application.

Councillors Ashton, Baxter and Patel abstained from voting.

439. 2-01 Valleyfield, Mount Park Road P-1571-20

PROPOSAL: single storey side/rear extension to garage and creation of first floor and conversion of garage to an additional (5 bed) dwelling; proposed vehicle access; bin and cycle stores; external alterations (demolition of two storey side extension, single storey rear extensions and sheds on existing dwellinghouse).

The Committee resolved to accept officer recommendations.

RECOMMENDATION

The Planning Committee was asked to:

- 1) agree the reasons for approval as set out in the report; and
- 2) grant planning permission subject to the Conditions listed in Appendix 1 of the report.

DECISION: GRANT

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

440. 2-02 115 Village Way P-2014-20

PROPOSAL: conversion of single dwelling to two flats (2 x 2 bed); single and two storey rear extension; single storey rear extension; raised patio at rear; parking; separate amenity space; landscaping; bin / cycle storage; external alterations (demolition of garage and conservatory).

Following questions and comments from Councillors Marilyn Ashton and Anjana Patel on flooding, an officer advised that:

- the Council's Drainage Officer had assessed flooding on the development, and it would be secured by condition to mitigate any occurrences. This would be submitted to the applicant.

A Member was concerned about off-site parking in the flood-prone area. An officer advised that the western side, which had a sinkhole, would be protected, with no scope to develop there.

The Committee resolved to approve officer recommendations.

RECOMMENDATION

The Planning Committee was asked to:

- 1) agree the reasons for approval as set out in the report; and
- 2) grant planning permission subject to the conditions listed in Appendix 1 of the report.

DECISION: GRANT

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

Councillors Ali, Brown, Ramchandani and Shah voted for the application.

Councillors Ashton, Baxter and Patel abstained from voting.

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

<https://www.harrow.gov.uk/virtualmeeting>

(Note: The meeting, having commenced at 6.30 pm, closed at 7.09 pm).

(Signed) Councillor Ghazanfar Ali
Vice-Chair in the Chair