

Planning Committee

Minutes

4 May 2021

Present:

Chair: Councillor Ghazanfar Ali

Councillors: Marilyn Ashton Simon Brown
Peymana Assad Anjana Patel
Christopher Baxter Christine Robson

In attendance (Councillors): Chetna Halai For Minute 295
Nitesh Hirani For Minute 295
Norman Stevenson For Minute 299

Apologies received: Keith Ferry

285. Attendance by Reserve Members

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

Ordinary Member

Councillor Keith Ferry

Reserve Member

Councillor Christine Robson

286. 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

Chetna Halai

Planning Application

Agenda Item 2/01, 36 Hunters Grove,
Harrow, HA3 9AA (P/4628/20)

Nitesh Hirani

Agenda Item 2/01, 36 Hunters Grove,
Harrow, HA3 9AA (P/4628/20)

Norman Stevenson

Agenda Item 2/05, Pinner Hill Golf
Course (P/0733/21)

287. 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, and that the following interest was also declared:

Agenda Item 2/05 Pinner Hill Golf Course (P/0733/21)

Councillor Norman Stevenson, who was not a Member of the Committee, declared a non-pecuniary interest in that he had previously attended the proposed development on social occasions.

288. Minutes

RESOLVED: That the minutes of the meeting held on 14 April 2021 be taken as read and signed as a correct record.

289. Public Questions

RESOLVED: To note that one public question was received and would be responded to in writing, as the questioner was not in attendance when the item was considered.

290. Petitions

RESOLVED: To note that no petitions were received.

291. Deputations

RESOLVED: To note that no deputations were received.

292. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

293. Addendum

RESOLVED: To accept the Addendum.

294. Representations on Planning Applications

RESOLVED: That in accordance with the provisions of Committee Procedure Rule 29 (Part 4B of the Constitution), representations be received in respect of Agenda Items 2/01 and 2/05 on the list of planning applications.

Resolved Items

295. 2/01, 36 Hunters Grove, Harrow, HA3 9AA, P/4628/20

PROPOSAL: conversion of dwelling into three flats (1 x 3 bed and 1 x 1 bed and 1 x studio); single storey side extension; bin and cycle stores.

The Committee received representation from Councillors Chetna Halai and Nitesh Hirani, who both urged the Committee to refuse the application.

Councillor Marilyn Ashton proposed that the application be deferred to allow for public participation. The motion was seconded, put to the vote, and agreed.

The Interim Chief Planning Officer advised that letters to objectors had, inadvertently, not been sent by Planning Services. Consequently, members of the public had not been able to participate as objectors. Therefore, to allow for public participation, the application could be deferred.

DECISION: DEFER

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

296. 2/02, 566 Rayners Lane, Harrow, HA5 5DJ, P/0584/21

PROPOSAL: single storey side to rear extension, conversion of garage into habitable room including new pitched roof, front porch and external alterations.

Councillor Marilyn Ashton proposed that the application be deferred to allow for public participation, after a member of the public had contacted her when he could not register to speak as an objector. He was not aware that the meeting was taking place.

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

The Interim Chief Planning Officer advised that letters to objectors had, inadvertently, not been sent by Planning Services. Consequently, members of the public had not been able to participate as objectors. Therefore, to allow for public participation, the application could be deferred.

DECISION: DEFER

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

297. 2/03, 42 Southfield Park, Harrow HA2 6HE, P/0510/21

PROPOSAL: single and two storey side to rear extension; single storey rear extension; and external alterations.

Councillor Marilyn Ashton proposed that the application be deferred to allow for public participation, after a member of the public had contacted her when he could not register to speak as an objector. He was not aware that the meeting was taking place.

The motion was seconded by Councillor Anjana Patel, put to the vote, and agreed.

The Interim Chief Planning Officer advised that letters to objectors had, inadvertently, not been sent by Planning Services. Consequently, members of the public had not been able to participate as objectors. Therefore, to allow for public participation, the application could be deferred.

DECISION: DEFER

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

298. 2/04, Devonshire Court, Devonshire Road, Hatch End, HA5 4NE, P/0439/21

PROPOSAL: creation of third floor comprising of three flats (3 x 2 bed); and bin and cycle stores.

Councillor Marilyn Ashton proposed that the application be deferred to allow for public participation. The motion was seconded by Councillor Anjana Patel, put to the vote, and agreed.

The Interim Chief Planning Officer advised that letters to objectors had, inadvertently, not been sent by Planning Services. Consequently, members of the public had not been able to participate as objectors. Therefore, to allow for public participation, the application could be deferred.

DECISION: DEFER

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

299. 2/05, Pinner Hill Golf Course, South View Road, Pinner, HA5 3YA, P/0733/21

PROPOSAL: prior approval telecommunication notification: Installation of 25m high lattice tower supporting 6 x antenna's and 4 x 300mm dishes; installation of 7 equipment cabinets within a fenced compound; and ancillary works.

The Committee received representation from Councillor Norman Stevenson (Back Bench) who urged the Committee to refuse the application.

Councillor Marilyn Ashton proposed refusal for the following reason:

- 1) the proposed telecommunication mast, plus antennas, dishes and equipment cabinets housed within a compound, by reason of height and noticeable location, would be visually obtrusive and detrimental to the visual amenity within the locality and character and appearance of the Conservation Area abutting the site, contrary to policies DM1, DM7 and DM49 of the Development Management Policies local plan (2013) and policy CS1 Harrow Core Strategy (2012).

The proposal was seconded by Councillor Anjana Patel, put to the vote, and lost.

The Committee resolved to accept officer recommendations.

RECOMMENDATION

The Planning Committee was asked to:

- 1) grant prior approval of details of siting and appearance for the development described in the application and submitted plans.

DECISION: GRANT

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

Councillors Ali, Assad, Brown and Robson voted to grant the application.

Councillors Ashton, Baxter and Patel voted against the application.

300. 2/06, Harrow Arts Centre, 171 Uxbridge Road, HA5 4EA, P/3594/20

PROPOSAL: redevelopment to provide two storey building containing multi-purpose teaching rooms and artists studios (Use Class F); demolition of three temporary classroom buildings; hard and soft landscaping including signage; and drainage works (as amended by the Addendum).

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 (and the Addendum).

DECISION: GRANT

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

301. 2/07, Central Depot, Forward Drive, Harrow, HA3 8NT, P/0829/21

PROPOSAL: installation of canopy to recycling bay (as amended by the Addendum).

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.

302. Request To Review Representations Received and Confirm Article 4 (1) Directions

Members received the report on the Request to review representations received and confirm the Article 4 (1) directions for the demolition of front boundary treatments within 10 of Harrow's Conservation Areas.

An Article 4 Direction was a direction under article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 ("GPDO") which enabled the Council to withdraw specified permitted development rights across a defined area.

The effect of this was to require planning permission for the specified works where normally such works would not require planning permission. In Harrow, the Council had proactively made Article 4 Directions for the majority of its Conservation Areas in order to protect the special architectural or historic interest and character (or amenity) of the areas.

On 30 May 2018 the Planning Committee had agreed the officer's recommendation to introduce an Article 4 direction for 14 Conservation Areas, subject to representations received during the statutory consultation period being reported back to Planning Committee, along with a recommendation as to whether or not to confirm them.

The Article 4 directions required planning permission for the demolition of all or any part of any gate, fence, wall or other means of enclosure (by restricting

Part 11 Class C of Schedule 2 to the GPDO) where there was already an Article 4 direction in place requiring planning permission for the alteration of a boundary treatment. From December 2020 to April 2021, the Article 4 directions had been introduced as agreed, subject to the required consultation period.

The report covered the Directions of the Harrow Weald Park, Pinner and Stanmore and Edgware groups of Conservation Areas, where the statutory consultation period had been completed and the Directions needed to be confirmed before they lapsed.

Representations had been received requesting clarification as to what the introduction of the Article 4 directions meant, which had been supplied in each instance without further comment or query in response.

The report, therefore, proposed to confirm the Article 4 Directions that were introduced for 10 conservation areas, noting that the responses to the Harrow on the Hill Conservation Areas Directions would be reported at a subsequent meeting, along with a recommendation as to whether they should be confirmed or not. The geographic extent of the directions reflected that of the existing Article 4 Directions where rights had been withdrawn for the alteration of a gate, fence, wall or other means of enclosure.

Councillors Ashton and Patel expressed their reservations about imposing Article 4 Directions on to individual householders and that, at this late stage, the imposition would not make much difference to the integrity of long-established Conservation Areas. They added that it was of concern that the Council appeared to favour influential developers and large organisations by recommending for grant inappropriate applications in, or abutting, Conservation Areas, thereby overlooking the importance of Harrow's heritage assets. These recommendations were being made at the same time as making life very difficult for the individual householders, who lived in Harrow's Conservation Areas.

The Committee wished it to be recorded that the decision to accept the recommendations was by majority of votes.

Councillors Ali, Assad, Brown and Robson voted to accept the recommendations.

Councillors Ashton, Baxter and Patel and Christopher Baxter voted to abstain at approving the Article 4 Directions for reasons as stated above.

RESOLVED: That the following recommendations be accepted:

- a) review the representations received, along with the Council's response in each instance in appendix 1;
- b) agree to officers' recommendation to confirm the Article 4(1) Directions made under the Town and Country Planning (General Permitted Development) (England) Order 2015 as shown in appendix 2 to require planning permission for the demolition of all or

any part of any gate, fence, wall or other means of enclosure in existing conservation areas (Part 11, Class C of Schedule 2 to the GPDO), where an existing Article 4 direction exists in relation to the construction or alteration of a boundary treatment. The new additional Article 4 directions apply only where facing a highway, waterway or open space where this is the case already for the existing Article 4 Direction, and otherwise for the entire boundary treatment, in accordance with the existing Article 4 Direction; and

- c) delegate authority to the Chief Planning Officer to undertake the necessary statutory processes required to confirm the Directions.

303. Any Other Business

Vote of Thanks

Members and Officers expressed their profound appreciation to Councillor Ghazanfar Ali for his services as Chair of the Planning Committee over the past months. They wished him well in his future endeavours as Mayor of the London Borough of Harrow.

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 7.53 pm).

(Signed) Councillor Ghazanfar Ali
Chair