

Planning Committee

Minutes

17 November 2021

Present:

Chair: Councillor Pamela Fitzpatrick

Councillors: Marilyn Ashton
Christopher Baxter
Simon Brown
Maxine Henson
Nitin Parekh
Anjana Patel

In attendance (Councillors): Philip Benjamin
Amir Moshenson
For Minute 419
For Minute 419

409. Attendance by Reserve Members

RESOLVED: To note that there were no Reserve Members in attendance at this meeting.

410. 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:

<u>Councillor</u>	<u>Planning Application</u>
Philip Benjamin	Agenda Item 1/01, Stanmore & Edgware Golf Centre, Brockley Hill P/3088/20
Amir Moshenson	Agenda Item 1/01, Stanmore & Edgware Golf Centre, Brockley Hill P/3088/20

411. 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 in addition the following statement was made:

Agenda Item 1/01 Stanmore and Edgware Golf Centre, Stanmore, HA7 4LR
P/3088/20

Councillor Nitin Parekh stated: "I have a non-pecuniary interest to declare but for avoidance of any doubts, and perception of bias, I will leave the Chamber during deliberations on item 1/01."

(Councillor Nitin Parekh left the meeting whilst the Item was being considered and voted on.)

412. Minutes

RESOLVED: That the minutes of the meeting held on 20 October 2021 be taken as read and signed as a correct record.

413. Public Questions

RESOLVED: To note that no public questions were put.

414. Petitions

RESOLVED: To note that no petitions were received.

415. Deputations

RESOLVED: To note that no deputations were received.

416. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

417. Addendum

RESOLVED: To accept the Addendum, and Supplemental Addendum.

418. 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 item 1/01 (from back bench Councillors) on the list of planning applications.

Resolved Items

419. 1/01, Stanmore & Edgware Golf Centre, Brockley Hill, P/3088/20

PROPOSAL: construction of a single and two storey building for a banqueting facility; widening of existing vehicular access from Brockley Hill, car and cycle parking, waste/recycling storage, landscape enhancement and associated works. Demolition of structures on site (as amended by the Addendum).

The Committee heard from Councillors Philip Benjamin (Back Bench) and Amir Moshenson (Back Bench) who both urged the Committee to refuse the application.

Councillor Marilyn Ashton proposed the following:

- 1) the proposal is an inappropriate development and would have a greater impact than the existing development on the site. The Very Special Circumstances in this case had not been advanced by the applicant and therefore the development would do harm to the character and openness of the Green Belt, contrary to the National Planning Policy Framework (2021), policy CS1.F of the Harrow Core strategy (2012) and policy DM16 of the development Management Policies (2013);
- 2) the proposed building, by reason of its design and form, would appear as unsympathetic and obtrusive in an open setting, to the detriment of the character and appearance of the locality within the context of a Green Belt site, contrary to policy D1, G2 London Plan (2021), policy CS1.B of the Harrow Core Strategy (2012) and policy DM1 of the Development Management Policies (2013); and
- 3) the site did not provide adequate on-site car or coach related parking facilities. Given the intensification of the use of the site, the result would not only cause an unacceptable level of congestion on the site and on Brockley Hill, but would result in a significant over-spill parking problem. This would be to the detriment of the residential amenities of the neighbouring occupiers both in the Boroughs of Harrow and Barnet and highway and pedestrian safety problems within the locality, contrary to the National Planning Policy Framework (2021), policy T4 London Plan (2021), and policies DM42E and F, DM1 B(f) and D(h)), DM42E and F, DM43B and C of the Harrow Development Management Policies Local Plan (2013).

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

Officers recommended that Reason 1) would remain as tabled in the report. Thus, Reason 1), above, was not adopted. The proposed amended Reason 3), above, became Reason 2). Reason 2), above, became an additional Reason 3).

The Committee resolved to accept officer recommendations, with revised reasons for refusal 2) and 3) above.

RECOMMENDATIONS

Following the Members' decision to defer the application at Planning Committee Meeting on 30 June 2021, and the agreed extension of time at Planning Committee on 1 September 2021 for additional information which was submitted on 1 October 2021 the Planning Committee was asked to REFUSE planning permission for the reasons noted above, with the exception of Reason 1), which remained as in the report. The original reasons were:

- 1) the proposed development would have a greater impact on the openness of the Green Belt than the existing development on the application site. The proposed development would therefore constitute inappropriate development in the Green Belt, to the detriment of the character, appearance and openness of the Green Belt, contrary to the National Planning Policy Framework (2021), policy G2 of The London Plan (2021), Core policy CS 1 F of the Harrow Core Strategy (2012), and policy DM 16 of the Harrow Development Management Policies Local Plan (2013), and no very special circumstances have been demonstrated by the applicant whereby the harm by reason of inappropriateness is outweighed by other considerations;
- 2) the proposed development, by reason of failure to provide adequate on-site or off site car / coach parking and lack of integrated drop off facilities to serve the proposed banqueting facility, would significantly intensify site usage and generated trips. The associated likely on site congestion and parking overspill into the London Borough of Harrow and the London Borough of Barnet, with particular reference to the residential streets to the south-east of the site, is therefore considered to be detrimental to highway and pedestrian safety, and the amenities of neighbouring occupiers, contrary to the National Planning Policy Framework (2021), Policy T4 of The London Plan (2021), and policies DM 42 E and F, DM 1 B (f) (C) and D (h), policy DM 42 E and F and DM 43 B and C of the Harrow Development Management policies Local Plan (2013).

DECISION: REFUSE

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

420. 2/01, 1 The Circuits, Pinner, HA5 2BD P/3419/21

PROPOSAL: conversion of dwelling into two dwellings (2 x 3 beds); alterations and extension to raise ridge height; front and side dormers; five rooflights in rear roof slope; single storey front infill extension; single storey side to rear extension on both sides; single storey rear extension; conversion of garage into habitable room; external alterations; parking; bin / cycle

storage, landscaping; boundary treatment; installation of two vehicle charging points (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 by majority of votes.

Councillors Ashton, Baxter, Brown, Fitzpatrick, Parekh and Patel voted to grant the application.

Councillor Henson voted against the application.

421. 2/02, Premier House, Brember Road, South Harrow P/3474/21

PROPOSAL: creation of second floor and first floor rear extension to create ancillary floorspace to existing use; refuse and cycle storage (as amended by the Supplemental 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 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.

422. 2/03, 47 Curzon Avenue, Stanmore P/3022/21

PROPOSAL: retrospective planning permission is sought for an existing outbuilding at the rear of the dwelling for purposes incidental to the host dwelling.

The Committee resolved to accept officer recommendations.

RECOMMENDATIONS

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 set out in Appendix 1 of the report.

DECISION: GRANT

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

Councillors Brown, Fitzpatrick, Henson and Parekh voted to grant the application.

Councillors Ashton, Baxter and Patel abstained from voting on the application.

423. 3/01, Mallory, Priory Drive, Stanmore P/2185/21

PROPOSAL: variation of condition 2 (approved plans) attached to planning permission P/5568/15 dated 26 January 2016 to allow alterations to basement, single storey extensions to the kitchen and living room, first floor side extension, roof modifications.

Councillor Marilyn Ashton proposed reasons for granting the application as follows:

- 1) the proposal was sited in a private road, comprising generous sized detached dwelling houses on large plots and of varied but 'important' looking architectural designs. Therefore, this development on the site, and in the road, was in keeping within the character of the area and did no real, meaningful, and material harm to the openness within the Green Belt, given the size of the plot in the road and the general pattern of development within the locality.

The motion was seconded by Councillor Christopher Baxter, put to the vote and lost.

Councillors Ashton, Baxter and Patel voted that they were minded to grant the application.

The Committee resolved to accept officer recommendations.

RECOMMENDATIONS

The Planning Committee was asked to:

- 1) agree the reasons for refusal as set out in the report; and
- 2) refuse planning permission.

DECISION: REFUSE

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

Councillors Brown, Fitzpatrick, Henson and Parekh voted to refuse the application.

Councillors Ashton, Baxter and Patel voted to grant the application.

The video/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 8.05 pm).

(Signed) Councillor Pamela Fitzpatrick
Chair