

Planning Committee Meeting

(Moved from 29 June 2022)

Minutes

22 June 2022

Present:

Chair: Councillor Marilyn Ashton

Councillors: Ghazanfar Ali Salim Chowdhury
Peymana Assad Nitin Parekh
Christopher Baxter Zak Wagman

In attendance (Councillors): Nicola Blackman For Minute 37

23. Attendance by Reserve Members

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

24. Right of Members to Speak

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

Councillor

Nicola Blackman

Planning Application

Kilby's Industrial Estate & Numbers 1-5
Bacon Lane P/0451/22

25. 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 on the agenda item below:

Agenda Item 12 (g) 2/07 Garages adjacent to 16 Charles Crescent P/0632/22

Councillor Marilyn Ashton stated: "I have a non-pecuniary interest to declare in that I am the Portfolio Holder for Planning and Regeneration, and will not be determining applications whereby Harrow Council is the applicant."

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

26. Minutes

RESOLVED: That the minutes of the meeting held on 25 May 2022 be taken as read and signed as a correct record.

27. Public Questions

RESOLVED: To note that no public questions were put.

28. Petitions

RESOLVED: To note that there were none.

29. Deputations

RESOLVED: To note that there were none.

30. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

31. Addendum

RESOLVED: To accept the Addendum, and Supplemental Addendum.

32. 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 items 2/01 and 2/05 on the list of planning applications.

Resolved Items

33. 1/01, Albro House, 59 Palmerton Road, P/0842/21

PROPOSAL: redevelopment to provide part 8 and part 9 storey connecting buildings comprising of dry cleaners (Use Class B2), and commercial laundry (Use class E(g)) to the ground floor. industrial use (Use Class B2 to the first floor, offices (Use class E(g)(iii)) to the second floor and 32 serviced apartments (C1) on the upper floors; landscaping; bin and cycle stores (demolition of existing building) (as amended by the Addendum).

Councillor Marilyn Ashton proposed deferral to allow for a site visit to understand the impact on the neighbouring Collective development.

The proposal was seconded by Councillor Salim Chowdhury and agreed.

DECISION: DEFER

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

Councillors Ali, Ashton, Baxter, Chowdhury and Wagman voted to defer the application.

Councillors Assad and Parekh abstained from voting.

34. 2/01, 24 Northwick Park Road, P/4075/21

PROPOSAL: conversion of dwelling into five flats (1 x studio, 3 x 1 bed and 1 x 2 bed); single and two storey side and rear extensions; single storey rear extension; rear dormer; external alterations (amended plans received).

The Committee received representation from Godfrey O'Callaghan (objector), who urged the Committee to refuse the application. The applicant (or the agent) did not address the Committee despite being informed to do so.

Councillor Zak Wagman proposed refusal for the following reasons:

- 1) the proposal represents an over intensive use of the site by converting this single-family dwelling house into five self-contained flats, to the detriment of the residential amenities within the locality and by reason of the activity generated by the number of future occupiers and the large number of refuse bins stored in the garden area, which will be subdivided into three sections, contrary to policies CS1 Harrow Core Strategy (2012), DM1, DM26 and DM45 Harrow Development Management Plan (2013) and D1 London Plan (2021); and

- 2) the two-storey rear extension covers the full width of the original house and comprises a crown roof, which is approximately 6.3m deep, which will appear as visually obtrusive and out of keeping within the locality, contrary to CS1 Harrow Core Strategy (2012), DM1 Harrow Development Management Plan (2013) and D1 London Plan (2021).

This was seconded by Councillor Salim Chowdhury and agreed.

The Committee resolved to refuse 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 subject to the Conditions listed in Appendix 1 of the report.

DECISION: REFUSE

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

Councillors Ali, Ashton, Baxter, Chowdhury and Wagman voted to refuse the application.

Councillor Parekh voted against refusing the application.

Councillor Assad abstained from voting.

35. 2-02, 26-28 High Street, Wealdstone (P/1523/21)

PROPOSAL: creation of third and fourth floors comprising of five additional flats (5 x 1 bed); second floor side extension; bin and cycle stores.

The Committee resolved to accept officer recommendations.

RECOMMENDATION

The Committee was asked to:

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

DECISION: GRANT

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

36. 2/03, Kilby's Industrial Estate & 1-5 Bacon Lane, P/0352/22

PROPOSAL: the application is for a variation of condition 2 (Approved Plans) attached to planning permission P/3667/19 (dated 11 March 2021) to allow addition of rear dormers to 5 of the houses approved. The application was retrospective (as amended by the Addendum).

The Committee resolved to accept officer recommendations.

RECOMMENDATION

The Committee was asked to:

- 1) grant planning permission for the reason set out in the report, subject to the conditions in Appendix 1, and a variation to the S106 attached to planning permission P/3667/19 (dated 11 March 2021).

DECISION: GRANT

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

Councillors Ali, Ashton, Baxter, Chowdhury and Wagman voted to grant the application.

Councillors Assad and Parekh abstained from voting.

37. 2/04, Kilby's Industrial Estate & 1-5 Bacon Lane, P/0451/22

PROPOSAL: the proposal is for a variation of condition 2 (Approved Plans) attached to planning permission P/3667/19 (dated 11 March 2021) to allow addition of rear dormers to 5 of the houses approved. The application was retrospective (as amended by the Addendum).

Councillor Nicola Blackman addressed the Committee and urged them to refuse the application.

Councillor Salim Chowdhury proposed refusal for the following reason:

- 1) the additional dormer windows, by reason of their siting, will give rise to undue overlooking and loss of privacy, over and above the approved proposal, to the dwellings and their rear gardens abutting the site and will result in a loss of residential amenity within the locality, contrary to policies CS1 Harrow Core Strategy (2012), DM1 Harrow Development Management Plan (2013), D1, D3 London Plan (2021).

The proposal was seconded by Councillor Zak Wagman and agreed.

The Committee resolved to refuse officer recommendations.

RECOMMENDATION

The Planning Committee was asked to:

- 1) grant planning permission for the reason set out below, subject to the conditions in Appendix 1, and a variation to the S106 attached to planning permission P/3667/19 (dated 11 March 2021).

DECISION: REFUSE

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

38. 2/05, 21 Ash Close, P/0431/22

PROPOSAL: first floor side extension; two storey rear extension; rooflights in front, side and rear roof slopes; external alterations.

The Committee received representation from Jonathan Perrin (objector), and Sanjiv Chandaria (applicant), who urged the Committee to refuse and approve the application, respectively.

The Committee resolved to accept officer recommendations.

RECOMMENDATION

The 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 Ali, Assad and Parekh voted to grant the application.

Councillors Ashton, Baxter, Chowdhury and Wagman abstained from voting.

39. 2/06, 34 Woodlands Road, P/0177/22

PROPOSAL: replacement roof to single storey rear element; replacement of windows and doors to rear elevation.

RECOMMENDATION

The Committee was asked to:

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

DECISION: GRANT

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

40. 2/07, Garages adjacent to 16 Charles Crescent, P/0632/22

PROPOSAL: redevelopment to provide five x two storey dwellings; parking; landscaping (demolition of garages).

Councillor Marilyn Ashton (Chair) left the room, having declared her interest, and Councillor Christopher Baxter (Vice-Chair) chaired the meeting for this item.

The Committee resolved to accept officer recommendations.

RECOMMENDATION

The Committee was asked to:

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

DECISION: GRANT

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

41. Any Other Business - Vote of Thanks Beverley Kuchar

The Chair led Members in paying tribute to the Chief Planning Officer, Beverley Kuchar, for the hard work and professionalism during her time at Harrow Council. She had worked for the Council between 2010 and 2016, as well as from 2018 to 2022. She was leaving to join another local authority. The Committee wished Ms Kuchar all the best in her future endeavours.

The audio/video 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 8.08 pm).

(Signed) Councillor Marilyn Ashton
Chair