

Planning Committee

Minutes

18 January 2023

Present:

Chair: Councillor Marilyn Ashton

Councillors: Ghazanfar Ali Nitin Parekh
Christopher Baxter Norman Stevenson
Simon Brown Zak Wagman

Apologies received: Peymana Assad Salim Chowdhury

128. Attendance by Reserve Members

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

Ordinary Member

Councillor Salim Chowdhury
Councillor Peymana Assad

Reserve Member

Councillor Norman Stevenson
Councillor Simon Brown

129. 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.

130. 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 declarations of Interests were made on the following agenda items:

Section 1 - Major Applications

Agenda item 1/01, Waxwell Lane Car Park, P/1304/20

- Councillor Marilyn Ashton, the Chair, declared a non-pecuniary disclosable interest in that she was the Portfolio Holder for Planning and Regeneration, and this was a Harrow Council application. She informed the committee that as she had been involved in issues around the site, she would hand the meeting to the Councillor Christopher Baxter (Vice-Chair) and leave the room whilst the application was considered and voted upon.
- Councillor Norman Stevenson declared a non-pecuniary disclosable interest in that he was the Ward Councillor, as the location of the site was in Pinner Ward. He stated that he had been involved with the site when it was a car park and had visited when it was a construction site. He would remain in the meeting room whilst the application was considered and voted upon.

Section 2 – Other Applications Recommended for Grant

Agenda item 2/01, 22 Hawthorne Drive, P/3789/22

- Councillor Nitin Parekh declared a non-pecuniary disclosable interest in that the property belonged to a fellow Labour Group Councillor on the planning committee. He would remain in the meeting room whilst the application was considered and voted upon.
- Councillor Simon Brown declared a non-pecuniary disclosable interest in that the property belonged to Councillor a fellow Labour Group Councillor on the Planning Committee. He would remain in the meeting room whilst the application was considered and voted upon.
- Councillor Ghazanfar Ali declared a pecuniary disclosable interest in that he was the applicant as the property belonged to him. He would leave the room whilst the application was considered and voted upon.

Agenda item 2/05 The Pavilion Green Library P/3983/22

- Councillor Marilyn Ashton, the Chair, declared a non-pecuniary disclosable interest in that she was the Portfolio Holder for Planning and Regeneration, she informed the committee that as she had no involvement in the application, except in her capacity as Portfolio Holder, she would remain in the meeting room whilst the application was considered and voted upon.

131. Minutes

RESOLVED: That the minutes of the meeting held on 7 December 2022 be taken as read and signed as a correct record.

132. Public Questions

RESOLVED: To note that no public questions were received.

133. Petitions

RESOLVED: To note that there were none.

134. Deputations

RESOLVED: To note that there were none.

135. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

136. Addendum

RESOLVED: To accept the Addendum.

137. Representations on Planning Applications

RESOLVED: To note that there were none.

Resolved Items

138. 1/01, Waxwell Lane Car Park, P/1304/20

PROPOSAL: variation of condition 27 (affordable housing and financial viability review mechanism) attached to planning permission P/5680/17 dated 14/06/2018 to allow a change to the timing for submission of the details to the condition from pre-commencement to 80% occupation (as amended by the Addendum).

Councillor Marylin Ashton (Chair) left the meeting room and Councillor Christopher Baxter (Vice-Chair) chaired the meeting for this item.

The Committee voted and resolved to accept officer recommendations.

RECOMMENDATION A

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. It was recommended that the decision notice be split in two parts in a format similar to the conditions at the end of the report i.e. conditions marked with a single asterix (*) were conditions that would always be binding through the decision notice and conditions marked with a double asterix (**) included conditions that would be replaced by a legal agreement, were the land owner to

have the legal locus to enter into the legal agreement. Condition 28 specifically refers to this approach.

DECISION: GRANT

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

139. 2/01, 22 Hawthorn Drive, P/3789/22

PROPOSAL: Certificate of Lawful Development (Proposed) - alterations and extension to roof to form end gable; rear dormer; two rooflights in front roof slope; window in end gable.

Councillor Ghazanfar Ali left the meeting room during the consideration of this item.

The Committee voted and resolved to agree officer recommendations.

RECOMMENDATION

The Committee was asked to:

- 1) agree the reasons for approval as set out in the report; and
- 2) grant certificate of lawful proposed development.

DECISION: GRANT

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

140. 2/02, 77 Hillview Road, P/3574/22

PROPOSAL: redevelopment to provide two x two storey (4 bed) semi-detached dwelling houses with habitable roofspaces; proposed vehicle access; separate amenity space; bin and cycle stores (Retrospective).

Councillor Marilyn Ashton (Chair) re-joined the meeting and took over from Councillor Christopher Baxter (Vice-Chair) to chair the rest of the meeting.

The Committee voted and resolved to refuse 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.

Councillor Marilyn Ashton, Chair of the committee proposed that the application be refused for the following reason:

The proposal, by reason of the numerous discrepancies in respect of the use of materials and design features, is a significant departure from the approved plans, resulting in the design and appearance of the development as being incongruous and out of character in the street scene, contrary to Policy CS1 Harrow Core Strategy (2012), DM1 Harrow development Management Policy (2013), and D3 London Plan (2021).

The proposal was seconded by Councillor Norman Stevenson, put to the vote and agreed.

DECISION: REFUSE

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

Councillor Nitin Parekh voted to abstain from voting.

Councillors Marilyn Ashton (Chair), Norman Stevenson, Christopher Baxter (Vice-Chair), Ghazanfar Ali, Simon Brown and Zak Wagman voted to refuse the application.

141. 2/03, 77 Hillview Road, P/3564/22

PROPOSAL: variation of condition 2 (approved plans) attached to planning permission P/3331/16 allowed on appeal reference PP/M5450/W/16/3161002 to allow alterations to elevations.

The Committee voted and resolved to refuse 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.

Councillor Marilyn Ashton, Chair of the committee proposed that the application be refused for the following reason:

The proposal, by reason of the numerous discrepancies in respect of the use of materials and design features, is a significant departure from the approved plans, resulting in the design and appearance of the development as being incongruous and out of character in the street scene, contrary to Policy CS1 Harrow Core Strategy (2012), DM1 Harrow development Management Policy (2013), and D3 London Plan (2021).

The proposal was seconded by Councillor Norman Stevenson, put to the vote and agreed.

DECISION: REFUSE

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

Councillor Nitin Parekh voted to abstain from voting.

Councillors Marilyn Ashton (Chair), Norman Stevenson, Christopher Baxter (Vice-Chair), Ghazanfar Ali, Simon Brown and Zak Wagman voted to refuse the application.

142. 2/04, 43 Morecombe Gardens, P/4842/21

PROPOSAL: conversion of dwelling into two flats (2 x 2 bed); front porch; single storey rear extension; external alterations; parking; bin and cycle stores; proposed vehicle access.

The Committee voted and resolved to accept officer recommendations.

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.

The Committee voted and resolved to agree officer recommendations.

DECISION: GRANT

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

143. Any Other Urgent Business

PROPOSAL: change of use of Pavilion building from Library (Class F1) to Registrars Office (Sui Generis).

The Committee voted and resolved to accept officer recommendations.

RECOMMENDATION

The Committee was asked to:

- 1) agree the reason 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 the votes.

Councillor Nitin Parekh abstained from voting.

Councillors Marilyn Ashton (Chair), Norman Stevenson, Christopher Baxter (Vice-Chair), Ghazanfar Ali, Simon Brown and Zak Wagman voted to agree 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 Time Not Specified, closed at Time Not Specified).

(Signed) Councillor Marilyn Ashton
Chair