

Planning Committee

Minutes

4 January 2024

Present:

Chair: Councillor Marilyn Ashton

Councillors: Ghazanfar Ali Nitin Parekh
Christopher Baxter Zak Wagman

**In attendance
(Councillors):** Kandy Dolor

**Apologies
received:** Councillor Samir Sumaria

288. Attendance by Reserve Members

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

Ordinary Member

Reserve Member

Councillor Peymana Assad

Councillor Kandy Dolor

289. 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.

290. Declarations of Interest

RESOLVED: To note that there were no interests declared:

291. Deputations

RESOLVED: To note that no deputations were received.

292. Addendum

RESOLVED: To accept the Addendum.

293. 1/01 - Stanmore College, Elm Park - PL/0201/23

PROPOSAL:

Phased demolition of six existing buildings on site and phased construction of five linked building blocks up to four storeys in height to provide new educational facilities (Use Class F1(a)) ancillary facilities, car parking, cycle parking, servicing, landscaping and associated works.

RECOMMENDATION A:

The Planning Committee are asked to:

- 1) Agree the reasons for approval and the conditions as set out the report in appendix 1; and
- 2) Delegate authority to the Chief Planning Officer in consultation with the Director of Legal and Governance Services for the continued negotiation and 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.

RECOMMENDATION B:

That if the Section 106 Agreement is not completed by 31st January 2024 (or such period as the Council may determine) of the date of the Committee decision on this application, then it is recommended to delegate the decision to **REFUSE** planning permission to the Chief Planning Officer on the grounds that:

The proposed development, in the absence of a section 106 agreement to secure necessary agreement and commitments in relation to the development would fail to mitigate the impact of the development on the biodiversity value of the site and provide sufficient biodiversity net gain, would fail to provide sufficient contribution to sustainable travel, community benefit and local training and employment and would cause harm to the residential amenities of neighbouring occupiers, contrary to the National Planning Policy Framework (2023), London Plan 2021 policies, D3 7, S3, G6, G7, T1, T2, Harrow Core Strategy 2012 policies CS1 E and R, Harrow Development Management Polices Local Plan (2013) policies DM1, DM 42, DM43, DM46 and DM50 and the Supplementary Planning Document: Planning Obligations and Affordable Housing (2013).

DECISION: GRANT

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

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

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

(Note: The meeting, having commenced at 7.00 pm, closed at 7.38 pm).

(Signed) Councillor Marilyn Ashton
Chair