
REPORT OF DEVELOPMENT CONTROL COMMITTEE

MEETING HELD ON 19 SEPTEMBER 2006

Chairman: * Councillor Mrs Camilla Bath

Councillors: * Robert Benson * Thaya Idaikkadar
 * Don Billson * Manji Kara
 * Mrinal Choudhury * Narinder Singh Mudhar
 * G Chowdhury * Joyce Nickolay
 * Keith Ferry * David Perry (1)

* Denotes Member present
 (1) Denote category of Reserve Members

[Note: Councillors Jerry Miles and Paul Scott also attended this meeting to speak on the item indicated at Minute 91 below].

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES

 90. **Attendance by Reserve Members:**

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

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor David Gawn	Councillor David Perry

 91. **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 items indicated:

Councillor Jerry Miles	Planning Applications 2/02 and 2/03
Councillor Paul Scott	Planning Application 2/08

 92. **Declarations of Interest:**

RESOLVED: To note the following declarations of interest made by Members present relating to business to be transacted at this meeting:

- (i) Planning Applications 2/14 and 2/15 – 49 High Street, Harrow on the Hill
 Councillor Joyce Nickolay declared a personal interest in the above related items arising from the fact that she knew the son of the applicant. Accordingly, she would remain in the room and take part in the discussion and decision-making on this item. Councillor Joyce Nickolay wished it to be noted that, on previous occasions, she had declared a prejudicial interest in items associated with this person because the applicant's son had formerly been a Harrow Councillor.
- (ii) Planning Application 3/01 – 274-278 Northolt Road, South Harrow
 Councillor Thaya Idaikkadar declared a prejudicial interest in the above application arising from the fact that he had been a member of the Licensing Panel that had determined the licensing application. Accordingly, he would leave the room and take no part in the discussion or decision-making on this item.

 93. **Arrangement of Agenda:**

RESOLVED: That (1) in accordance with the Local Government (Access to Information) Act 1985, the following agenda item be admitted late to the agenda by virtue of the special circumstances and grounds for urgency detailed below:-

<u>Agenda item</u>	<u>Special Circumstances/Grounds for Urgency</u>
Addendum	This contained information relating to various items on the agenda and was based on information received after the agenda's dispatch. It was admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision.

(2) all items be considered with the press and public present.

94. **Minutes:**
RESOLVED: That the minutes of the meeting held on 6 September 2006 be deferred to the next meeting of the Committee.
95. **Matters Arising from the Minutes of the Last Meeting:**
RESOLVED: To note that there were no matters arising.
96. **Public Questions:**
RESOLVED: To note that no public questions were put at the meeting under the provisions of Committee Procedure Rule 19.
97. **Petitions:**
RESOLVED: To note that no petitions were received at the meeting under the provisions of Committee Procedure Rule 16.
98. **Deputations:**
RESOLVED: To note that no deputations were received under the provisions of Committee Procedure Rule 17.
99. **References from Council and other Committees/Panels:**
RESOLVED: To note that there were no references from Council or other Committees or Panels received at this meeting.
100. **Representations on Planning Applications:**
RESOLVED: In accordance with Committee Procedure Rule 18 (Part 4B of the Constitution), representations be received in respect of items 2/01, 2/02, 2/03 and 2/10.
 [Note: Subsequently, item 2/01 was deferred and the objector did not make representation at this meeting].
101. **Planning Applications Received:**
RESOLVED: That authority be given to the Head of Planning to issue the decision notices in respect of the applications considered, as set out in the schedule attached to these minutes.
102. **Enforcement Notices Awaiting Compliance:**
 The Committee received a report of the Head of Planning which listed those enforcement notices awaiting compliance.
RESOLVED: To note the report.
103. **Member Site Visits:**
RESOLVED: (1) That Member visits to the following sites take place on Saturday 7 October 2006 from 9.00am:
 2/06 – Heriots, The Common, Stanmore
 2/07 – Weald Cottage, Brookshill Drive, Harrow
 2/10 – John Lyon School Playing Fields, Sudbury Hill
 (2) the Democratic Services Officer be requested to write to Members of the Committee to confirm the order and timing of the visits;

(3) to note that a Member site visit to 454 Alexandra Avenue (item 2/01 on the list of planning applications) had been agreed by the Committee at its meeting on 6 September 2006 (which had adjourned to 11 September 2006).

104. **Extension and Termination of the Meeting:**

In accordance with the provisions of Committee Procedure Rule 14.2 (Part 4B of the Constitution) it was

RESOLVED: (1) At 10.00 pm to continue until 10.15 pm;

(2) at 10.15pm to continue until all business remaining on the agenda had been completed.

(Note: The meeting, having commenced at 7.30 pm, closed at 10.20 pm).

(Signed) COUNCILLOR CAMILLA BATH
Chairman

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/764/06/DFU
LOCATION: 454 Alexandra Avenue, South Harrow
APPLICANT: Jeremy Peters Associates for Stampdile Ltd
PROPOSAL: Change of Use: Ground floor and basement from retail (class A1) to restaurant and hot food takeaway (class A3 and A5); extract flue at rear
DECISION: DFERRED for Member site visit.
(See also Minutes 100 and 103).

LIST NO: 2/02 **APPLICATION NO:** P/417/06/DFU
LOCATION: 26 Kenilworth Avenue, Harrow
APPLICANT: Saxton Design for Mr S Daheley
PROPOSAL: Single and two storey side and rear extensions; front porch; conversion to two self-contained flats (revised)
DECISION: GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported.

[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector and the applicant's representative, which were noted;

(2) during the discussion on the above item, it was moved and seconded that the application be refused for the following reasons:

- (i) The proposed two-storey side to rear extension, by reason of excessive bulk, prominent siting and unsatisfactory design, would be unduly obtrusive with inadequate space about the buildings and would detract from the established pattern of development in the street scene and the character of the locality.
- (ii) The proposed parking area, by reason of inadequate landscaping, would be unduly obtrusive and detract from the appearance of the building and the street scene.
- (iii) The combined impact of 26 and 28 in that space will be excessive and ovebearing on this site to the detriment of the amenity of the locality.

Upon being put to a vote, this was not carried;

(3) the substantive motion to grant the application was carried.

(See also Minutes 91 and 100).

LIST NO: 2/03 **APPLICATION NO:** P/262/06/DFU
LOCATION: 40 Tregenna Avenue, Harrow
APPLICANT: Mr J I Kim for Mr S Dule
PROPOSAL: Single storey rear extension and conversion to two houses (revised)
DECISION: GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported.

[Notes: (1) Prior to discussing the above application, the Committee received representation from an objector, which was noted;

(2) there was no indication that the applicant or their representative was present and wished to respond].

(See also Minute 91 and 100).

LIST NO:	2/04	APPLICATION NO:	P/1776/06/CFU
LOCATION:	5 Julius Caesar Way, Stanmore		
APPLICANT:	Countrywide Surveyors for Mr & Mrs M Walker		
PROPOSAL:	Outbuilding in rear garden		
DECISION:	GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the condition and informatives reported.		

LIST NO:	2/05	APPLICATION NO:	P/1460/06/DFU
LOCATION:	Pizza Express, 33-36 High Street, Pinner		
APPLICANT:	JWPC Ltd for Pizza Express Restaurants Ltd		
PROPOSAL:	Variation of Condition 5 of Planning Permission WEST/758/94/FUL (controlling hours of use) to permit opening from 10:00 hours Mondays to Saturdays until 00:30 hours of the following day, and 10:00 hours until 00:00 hours on Sundays		
DECISION:	GRANTED permission for the variation described in the application and submitted plans, as amended on the Addendum, subject to the condition and informative reported.		

LIST NO:	2/06	APPLICATION NO:	P/1621/06/CFU
LOCATION:	Heriots, The Common, Stanmore		
APPLICANT:	Jane Duncan Architects Ltd for Mr & Mrs L Portnoi		
PROPOSAL:	Single and two storey front, side and rear extensions, alterations to roof and external alterations		
DECISION:	DEFERRED for a Member site visit. (See also Minute 103).		

LIST NO:	2/07	APPLICATION NO:	P/1797/06/CFU
LOCATION:	Weald Cottage, Brookshill Drive, Harrow		
APPLICANT:	Mr & Mrs C Bennett		
PROPOSAL:	Conversion of car port to habitable room		
DECISION:	DEFERRED for a Member site visit and to enable an accurate history of the site to be investigated and reported. (See also Minute 103).		

LIST NO:	2/08	APPLICATION NO:	P/1513/06/DFU
LOCATION:	73 Belsize Road, Harrow Weald		
APPLICANT:	K Sisodia for Ms S Cook		
PROPOSAL:	Conversion of dwellinghouse into 3 self contained flats; single storey front, part single/part two storey rear, two storey side extensions (revised)		

- DECISION:** REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the following reasons:
- (i) This proposal represents an overdevelopment of the site to the detriment of the attached neighbour's property, and is out of character with the surrounding properties.
 - (ii) The provision of parking is inadequate in this particular location and would lead to overspill parking in the road which would be to the detriment of the residents in the road.
- [Notes: (1) During discussion on the above item, it was moved and seconded that the application be deferred for a Member site visit. Upon being put to a vote, this was not carried;
- (2) Councillors Mrinal Choudhury, Keith Ferry, Thaya Idaikkadar and David Perry wished to be recorded as having voted in favour of deferring the application;
- (3) subsequently, it was moved and seconded that the application be refused for the reasons given above. Upon being put to a vote, this was carried;
- (4) Councillors Mrs Camilla Bath, Robert Benson, Don Billson, Maji Kara, Narinder Singh Mudhar and Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application;
- (5) Councillors Mrinal Choudhury, Keith Ferry, Thaya Idaikkadar and David Perry wished to be recorded as having abstained from the vote to refuse the application, and, in accordance with Committee Procedure Rule 21.3(b), wished it to be recorded that the reason for their abstention was that the Committee had voted against deferring the application for a Member site visit;
- (6) the Head of Planning had recommended that the above application be granted].
- (See also Minute 91).

LIST NO: 2/09 **APPLICATION NO:** P/1443/06/DFU
LOCATION: 37 Sandringham Crescent, South Harrow
APPLICANT: Mr J Benaim for Mrs E Beccles
PROPOSAL: Single and two storey rear extension; single storey front extension, alterations at side; change of use from dwellinghouse (C3) to care home (C2)
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported, as amended on the Addendum.

LIST NO: 2/10 **APPLICATION NO:** P/1423/06/DFU
LOCATION: The John Lyon School Playing Fields, Sudbury Hill
APPLICANT: Kenneth W Reed & Associates for The John Lyon School
PROPOSAL: 2 metre high fencing to South Vale and Sudbury Hill boundaries; 2 metre high metal gates across site accesses from South Vale and Sudbury Hill and alterations to hardsurfaced area from Sudbury Hill; 2 metre high fencing to west side of playing field and concrete demarcation posts to Green Lane boundary and Sudbury Hill access
DECISION: DEFERRED for a Member site visit.

[Notes: (1) Prior to discussing the above application, the Committee received representation from an objector, which was noted;

(2) there was no indication that the applicant or their representative was present and wished to respond;

(3) during the discussion on the above item, it was moved and seconded that the application be deferred for the reasons given above; upon being put to a vote, this was carried].

(See also Minutes 100 and 103).

LIST NO:	2/11	APPLICATION NO:	P/1697/06/DFU
LOCATION:	Highcroft, The Common, Stanmore Hill		
APPLICANT:	Mr & Mrs R Eker		
PROPOSAL:	Rear dormers		
DECISION:	GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported.		

LIST NO:	2/12	APPLICATION NO:	P/1784/06/CFU
LOCATION:	19 Stanmore Hall, Wood Lane, Stanmore		
APPLICANT:	Mr S C Mistry for Mr S Geller		
PROPOSAL:	Extension and alteration of first floor stair landing		
DECISION:	DEFERRED to enable the application to be considered by the Committee alongside the application for Listed Building Consent.		

LIST NO:	2/13	APPLICATION NO:	P/1923/06/CFU
LOCATION:	89 Bridge Street, Pinner		
APPLICANT:	Waldon Telecom Ltd for Orange		
PROPOSAL:	Telecommunications development: antenna on chimney at front and equipment cabinet at rear		
DECISION:	GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported.		

LIST NO:	2/14	APPLICATION NO:	P/1584/06/DFU
LOCATION:	49 High Street, Harrow on the Hill		
APPLICANT:	DPG Development Consultants for Mr T Harriss		
PROPOSAL:	New shopfront		
DECISION:	DEFERRED at officer's request for further consideration of access. (See also Minute 92).		

LIST NO:	2/15	APPLICATION NO:	P/1806/06/DLB
LOCATION:	49 High Street, Harrow on the Hill		
APPLICANT:	D P Gamblin for Mr T Harriss		
PROPOSAL:	Listed Building Consent: Installation of new shopfront and entrance to above premises		

DECISION: DEFERRED at officer's request for further consideration of access.
(See also Minute 92).

LIST NO: 2/16 **APPLICATION NO:** P/1707/06/CFU
LOCATION: The Hollies, 36 Oxhey Lane
APPLICANT: Jonathan Fiszpan AGI Arts for Mr & Mrs D Gold
PROPOSAL: Conservatory at rear and demolition of existing garden shed
DECISION: DEFERRED at officer's request for consultation with neighbouring borough.

LIST NO: 2/17 **APPLICATION NO:** P/1794/06/DVA
LOCATION: 430 Alexandra Avenue, Harrow
APPLICANT: Eastern Fire
PROPOSAL: Variation of Condition 2 of Planning Permission WEST/256/02/FUL to permit opening to customers from 10:00 hours to 00:30 hours of the following day
DECISION: GRANTED permission for the variation described in the application and submitted plans, as amended on the Addendum, subject to the condition and informative reported.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/1335/06/DVA
LOCATION: 274-278 Northolt Road, South Harrow
APPLICANT: PDS Licensing for Mr Aziz Damania
PROPOSAL: Variation of Condition 2 of Appeal Permission APP/M5450/A/04/1157717 to permit opening to customers from 09:00 hrs Sunday to Thursday until 01:00 hrs the following day and from 09:00 hrs Friday and Saturday until 02:00 hrs the following day
DECISION: REFUSED permission for the variation described in the application and submitted plans, as amended on the Addendum, for the reason reported.

[Notes: (1) During discussion on the above item, it was moved and seconded that the application be deferred so that further information regarding the Licensing Panel decision, details of any conditions imposed by the Licensing Panel and details of neighbouring properties' opening hours, could be reported to the Committee. Upon being put to a vote, this was not carried;

(2) the substantive motion to refuse the application was carried].

(See also Minute 92).
