

Councillor Stephen Hickman declared a pecuniary interest in that this item was in his ward. He would leave the room whilst the matter was considered and voted upon.

415. Minutes

RESOLVED: That the minutes of the meeting held on 20 November 2024 be taken as read and signed as a correct record.

416. Public Questions, Petitions and Deputations

RESOLVED: To note that no public questions were put, or petitions or deputations received.

417. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

418. Addendum

RESOLVED: To accept the Addendums.

419. Report Regarding Policy Weighting to be applied to the New Local Plan (2021-2041) (Regulation 19 Version)

The Head of Development Management presented Item 10, which related to the Regulation 19 Draft Local Plan. It was explained that an addendum to the report had been provided, updating references to the National Planning Policy Framework (NPPF). These included changes to paragraph numbers, paragraph 48 now being referred to as paragraph 49. It was noted that while these updates addressed procedural aspects, the core principles of the NPPF and the weighting of policies remained unchanged.

The Head of Development Management reminded members that a Regulation 18 consultation had been conducted earlier in the year. Following revisions to the plan, the Regulation 19 consultation had taken place and concluded on 17 December 2024.

The Committee were informed that officers had considered the weight to be applied to the draft plan policies during the consultation process. It was explained that the draft plan held moderate weight at this stage, meaning it was neither minimal nor significant but somewhere in the middle. The Committee were advised that, as the plan progressed through further stages, including examination, its weight would increase.

The report included an appendix outlining the weight attributed to individual draft policies in the new Local Plan. Policies were categorised as having limited, moderate, substantial, or full weight, with the majority currently holding moderate weight.

Following the presentation the Chair read out the following statement:

“National Planning Policy Framework (NPPF) Update

The Ministry of Housing, Communities and Local Government published an updated National Planning Policy Framework (NPPF) on 12 December 2024. This follows the consultation in July 2024 to which Government has now published its response.

The update is effective immediately.

I would like to provide a high-level description of the key changes in the new NPPF. These were set out by the Housing Minister in an oral statement and accompanying Written Ministerial Statement, but for the full detail and understanding of the policy please refer to the text of the NPPF itself.

In headline terms, the new NPPF:

- Makes housing targets mandatory and reverses other changes made under the previous Government regarding housing supply.
- Implements a new standard method formula to ensure local plans are in line with the Government’s manifesto commitment of 1.5 million new homes in this Parliament.
- Confirms transitional arrangements for local plans in the existing system.
- Defines grey belt land within the Green Belt, to be brought forward for homes and other important development through both plan and decision-making.
- Defines new ‘golden rules’ for land released in the Green Belt to ensure release delivers in the public interest, as well as the policy considerations of affordable housing, design quality, and sustainable locations that are part of the presumption in favour of sustainable development.
- Makes wider changes to ensure that local planning authorities are able to prioritise the types of affordable homes their communities need, and that the planning system supports a more diverse housebuilding sector.
- Supports economic growth in key sectors, including laboratories, gigafactories, data centres, digital economies, and freight and logistics – given their importance to our economic future.
- Delivers community needs to support society and the creation of healthy places and adopting a ‘vision led’ approach to transport planning; and
- Supports clean energy and the environment, including through support for onshore wind and renewables.

- **Appendix 1 – Transitional Arrangements**
- **For the purposes of plan-making**

For the purpose of preparing local plans, the policies in this version of the Framework will apply from 12 March 2025 other than where one or more of the following apply:

- a. the plan has reached Regulation 19 (pre-submission stage) on or before 12 March 2025, and its draft housing requirement meets at least 80% of local housing need;
- b. the plan has been submitted for examination under Regulation 22 on or before 12 March 2025;
- c. the plan includes policies to deliver the level of housing and other development set out in a preceding local plan (such as a joint local plan containing strategic policies) adopted since 12 March 2020”
- d. the local plan is for an area where there is an operative Spatial Development Strategy, and the local plan has reached Regulation 19 (pre-submission stage) on or before 12 March 2025; or
- e. the plan deals only with minerals and/or waste matters and has reached Regulation 19 on or before 12 March 2025; or has been submitted for examination under Regulation 22 on or before 12 March 2025.

420. 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 2/03 on the list of planning applications.

Resolved Items

421. 2/03 127 Bellamy Drive HA7 2DG - PL/2406/24

PROPOSAL:

Conversion of dwelling into two flats (2 x 1 beds); external alterations; parking; separate amenity space; boundary treatment; hard and soft landscaping; bin / cycle storage; front porch; outbuilding.

RECOMMENDATION:

The Committee were 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.

The Committee received a representation from Mr Kishor Bhudia who spoke and urged the Committee to refuse the application.

It was moved by Councillor Marilyn Ashton, seconded by Councillor Christopher Baxter and agreed that the application be deferred to allow for the submission of an amended block plan. The amendments were to relocate the bin stores and cycle storage into the rear gardens. Officers were instructed to reconsult on the amended plans and bring the application back to the Committee in February 2025.

In addition, Councillor Zak Wagman requested the inclusion of an additional condition regarding the provision of a side gate, as outlined in the officer's report.

DECISION: That consideration of the application be deferred.

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

422. 2/01 Land South of Anmer Lodge HA7 4EB - PL/1756/24

PROPOSAL:

Erection of 7 new residential dwellings with associated parking, landscaping, bin, cycle stores, highways work and works to the rear surface yards of Buckingham House.

RECOMMENDATION:

The Committee were 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: GRANTED

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

423. 2/02 John Lyon School - PL/0435/24

Before the start of agenda item 2/02 Councillor Stephen Hickman left the meeting at 7:22pm.

PROPOSAL:

Deed of variation to Section 106 agreement attached to planning permission WEST/695/94/FUL, dated 23 June 1995 to seek amendment to Clause 3 to allow the use of the Swimming Pool by the wider community.

RECOMMENDATION The Planning Committee were asked to:

RECOMMENDATION A

1) agree to grant a deed of variation subject to authority being delegated to the Chief Planning Officer in consultation with the Director of Legal and Governance Services for the completion of deed of variation and other enabling legislation and issue of the decision. The Deed of variation as follows:

4 AGREED CHANGES TO PRINCIPAL AGREEMENT

The Owner and the Council agree that the Principal Agreement shall be varied as set out within this clause.

4.1 In clause 1 the following new definition shall be inserted:

“Swimming Sessions” means swimming sessions which may include no more than forty (40) swimmers and a maximum of sixteen (16) parked cars at the school during sessions for staff and swimmers primarily for Harrow Residents.

“Swimming Hours” means between the hours of 6pm – 9pm on weekdays and 9am - 7pm at weekends.

Permitted Recreational uses:

(a) sports hall premises for purposes connected with the provision of physical education of pupils of the school or sporting recreation for parents and immediate families of pupils attending the school members of staff and their families and sports teams of the Old Lyonian Association

(b) swimming pool for purposes connected with the provision of physical education of pupils of the school or sporting recreation for parents and immediate families of pupils attending the school members of staff and their families and sports teams of the Old Lyonian Association or for the provision of Swimming Sessions during Swimming Hours [or such other categories of people from the local community as have been approved by the Council to use the sports hall and swimming pool (such approval not to be unreasonably withheld and taking account of all material planning considerations prevailing at the time)]

4.3 In clause 1 the definition of “the School” shall have the words “at Middle Road Harrow-on-the-Hill London” inserted after “John Lyon School” so that it shall read:

“The School” John Lyon School at Middle Road Harrow-on-the-Hill London.

RECOMMENDATION B

That if the Legal Agreement is not completed by 28th February 2025, or as such extended period as may be agreed by the Chief Planning Officer in consultation with the Chair of the Planning Committee, then it is recommended to delegate the decision to **REFUSE** planning permission to the Interim Chief Planning Officer on the grounds that:

The proposed use of the swimming pool by the wider community, in the absence of a Deed of variation would be contrary to the Section 106 agreement attached to planning permission WEST/695/94/FUL, dated 23 June 1995 and would therefore be unacceptable as it would result in a potentially an uncontrolled use of the school facilities leading to harm to amenities of neighbouring residents as a result of parking and disturbance contrary to policies policy CS1 of the Harrow Core Strategy (2012), and Policies DM1, DM42, DM43 and DM50 of the Harrow Development Management Policies Local Plan 2013 and would therefore be unacceptable.

DECISION: GRANTED

The Committee wished it to be recorded that the decision to approve 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 6.30 pm, closed at 7.33 pm).

(Signed) Councillor Marilyn Ashton
Chair