

SECTION 1 – MAJOR APPLICATIONS

LIST NO:	1/01	APPLICATION NO:	P/803/06/CFU
LOCATION:	31 Warren Lane, Stanmore		
APPLICANT:	Crest Nicholson (Chiltern) Ltd		
PROPOSAL:	Construction of Conservatory Extensions to 17 'A' houses approved under Reserved Matters Ref: P/1650/05/CDP for 90 x 2/2.5 storey houses, 108 flats in 3 x 4 storey blocks, underground parking, roads and open space (amendment to P/1650/05/CDP)		
DECISION:	<p>DEFERRED to enable renotification to take place and for officers to investigate whether the proposed development exceeds the footprint of the previous development on the site.</p> <p>[Notes: (1) Prior to discussing the above application, the Committee received representation from an objector, which was noted;</p> <p>(2) there was no indication that the applicant or their representative was present and wished to respond;</p> <p>(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;</p> <p>(4) Councillor Mrs Camilla Bath wished to be recorded as having voted for the decision to defer the application].</p> <p>(See also Minute 80).</p>		

LIST NO:	1/02	APPLICATION NO:	P/1690/06/CFU
LOCATION:	Star House, 6 Garland Road, Stanmore		
APPLICANT:	Dovetail Architects for Devonshire (Stanmore) Ltd		
PROPOSAL:	Second floor extension and re-cladding of elevations		
DECISION:	GRANTED permission for the variation described in the application and submitted plans, subject to the conditions and informatives reported.		

LIST NO:	1/03	APPLICATION NO:	P/2006/05/CFU
LOCATION:	Strongbridge Close, Harrow		
APPLICANT:	PRP Architects for Metropolitan Housing Trust		
PROPOSAL:	Redevelopment to provide 260 units: 3 x 4/5 and 6 storey blocks of flats (Blocks A, B and F) 1 x block of 6 storey flats (Block G), 1 x block of 5 and 7 storey blocks of flats (Block H), 2 x blocks of 2 and 3 storey houses (Blocks C and D) and one block of 2 storey houses (Block E), roads, parking, and open space (revised proposal)		
DECISION:	<p>REFUSED permission for the development described in the application and submitted plans, for the following reasons:</p> <ul style="list-style-type: none"> (i) The proposed development by reason of excessive height, scale and bulk of the 5, 6 and 7 storey blocks of flats would be an obtrusive and incongruous feature of this development and its relationship with existing properties on the respective boundaries of the site. (ii) The proposed development by reason of excessive height and siting would result in unacceptable overlooking and loss of privacy to residents in the surrounding roads. (iii) The lack of adequate car parking would give rise to overspill parking on the surrounding roads to the detriment of the amenity of the local residents. 		

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

(2) during discussion on the above item, it was moved and seconded that the application be granted subject to the submission of a travel plan for consideration by the Committee. Upon being put to a vote, this was not carried;

(3) Councillors Mrinal Choudhury, Keith Ferry, David Gawn and Thaya Idaikkadar wished to be recorded as having voted for the motion referred to at Note (2) above;

(4) 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;

(5) Councillors Mrinal Choudhury, Keith Ferry, David Gawn and Thaya Idaikkadar wished to be recorded as having voted against the decision to refuse the application;

(6) the Head of Planning had recommended that the above application be granted].

(See also Minutes 71, 72, 77 and 80).

LIST NO:	1/04	APPLICATION NO:	P/2065/05/CFU
LOCATION:	Raebarn House, 86-100 Northolt Road, South Harrow		
APPLICANT:	Bennett Urban Planning for St James Group Ltd		
PROPOSAL:	Redevelopment to provide part 4/8/10 storey building to comprise 150 flats and offices, car parking and access (duplicate)		
DECISION:	DEFERRED at officers' request to be considered alongside the new revised planning application (P/2471/06) to be reported to the Committee on 5 October 2006.		
LIST NO:	1/05	APPLICATION NO:	P/2136/05/CFU
LOCATION:	Pinner Park Farm, George V Avenue, Pinner		
APPLICANT:	Michael Burroughs Associates for Hall & Sons		
PROPOSAL:	Use of part of site and a building for storage, office, parking and workshop in association with operation		
DECISION:	DEFERRED for Member site visit.		
	(See also Minutes 71 and 88).		
LIST NO:	1/06	APPLICATION NO:	P/1594/06/DFU
LOCATION:	Wealdstone Service Station, Station Road, Wealdstone		
APPLICANT:	Twigg Brown Architects for Stephen Howard Homes and Lupo Ltd		
PROPOSAL:	Redevelopment: Four storey building to provide Class A1 shop (249m ² in floor space) and 4 x 2 bed flats with 14 car parking spaces and demolition of existing petrol filling station		
DECISION:	GRANTED permission for the variation described in the application and submitted plans, subject to the conditions and informatives reported, as amended on the Addendum.		
	[Note: The Committee noted that the description of the application that appeared on the agenda contained an error. The correct description is shown above].		

LIST NO: 1/07 **APPLICATION NO:** P/1225/06/CFU

LOCATION: The Flying Eagle Public House, Mollison Way, Edgware

APPLICANT: DWA Architects Limited for Lukka Care Homes Limited

PROPOSAL: Outline: Redevelopment to provide part 2 / part 3 storey residential care home with 53 bed spaces and 7 car parking spaces

DECISION: DEFERRED for Member site visit.
(See also Minute 88).

LIST NO: 1/08 **APPLICATION NO:** P/1615/06/CFU

LOCATION: The Gables, 92 & 94 Welldon Crescent, Harrow

APPLICANT: Gable Estates Limited for Gable Investments Limited

PROPOSAL: Change of use from multi-occupation to ten flats and first/second floor extension; garaging and parking

DECISION: WITHDRAWN by the applicant.

LIST NO: 1/09 **APPLICATION NO:** P/1532/06/COU

LOCATION: Edgware Town FC, Burnt Oak Broadway, Edgware

APPLICANT: Cornerstone Architects Ltd for Edgware Developments Ltd

PROPOSAL: Siting & access for redevelopment to provide 164 flats and 11 houses in nine blocks of three and five storey buildings

DECISION: INFORM the applicant that:

(1) the proposal is acceptable subject to the completion of a legal agreement within three months (or such period as the Council may determine) of the date of the Committee decision on this application relating to:

(i) approval by the Local Planning Authority prior to the start of development and implementation by the developer, and successors in title, of a Car Club within three calendar months of the first taxable occupation of any part of the development;

(ii) prior approval by the Local Planning Authority of the contents of a 'welcome pack' explaining all modes of transport other than privately owned cars and the issue of the same to all occupiers within seven days of occupation. Such packs to be issued by the developer, and successors in title, for a period of not less than five years from the first taxable occupation of the development;

(iii) the developer or successor in title shall fund all costs of public consultation, analysis, reporting and implementation of local on street parking restrictions, at any time within five years of the first taxable occupation if in the Council's opinion a monitoring period shows unacceptable local on street parking, up to a maximum of £15,000 index linked;

(iv) the applicant to pay Harrow Council the sum of £750,000 within 14 days of the date of the agreement. This sum will be used to carry out works for the promotion of football development within the Borough, eg. the completion of a stadium pitch at Prince Edward Playing Fields to Ryman League standard or an artificial turf pitch of similar quality;

(v) the provision of at least 30% affordable housing being 52 units in total. Such housing to be split into 70% social (38 rented) and 30% intermediate (14 for sale) housing;

(vi) the improvement of the existing or provision of a further pelican crossing to Burnt Oak Broadway and associated pedestrian routes up to a maximum of £85,000;

(vii) within 14 days of the execution of the agreement the applicant shall pay Harrow Council the sum of £25,000 for planning administration costs.

(2) a formal decision notice granting permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported, as amended on the Addendum, will be issued only upon the completion by the applicant of the aforementioned legal agreement and the advertisement/referral of the application to the Government Office for London in accord with the Development Plans and Consultation Departure Direction 1999.

[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 discussion on the above item, it was moved and seconded that the application be deferred pending a decision on Prince Edward Playing Fields. Upon being put to a vote, this was not carried;

(3) three members of the Committee having demanded a recorded vote by roll call, in accordance with Committee Procedure Rule 21.4, it was noted that Councillors Mrinal Choudhury, Keith Ferry, David Gawn and Thaya Idaikkadar had voted for the motion referred to at Note (2) above; Councillors Mrs Camilla Bath, Don Billson, G Chowdhury, Narinder Singh Mudhar and Joyce Nickolay had voted against the motion; and Councillors Robert Benson and Manji Kara had abstained;

(4) following advice from the legal officer, the Committee noted that the last sentence of Reason 1 on page 71 of the officer report should read "Members will note that the capital sum is payable within 14 days of the completion of the legal agreement.". The applicant, who was in attendance, confirmed that this was correct;

(5) subsequently, it was moved and seconded that the application be granted subject to paragraph 1(iii) of the legal agreement being changed to "...at any time within 5 years...". Upon being put to a vote, this was carried;

(6) three members of the Committee having demanded a recorded vote by roll call, in accordance with Committee Procedure Rule 21.4, it was noted that Councillors Mrs Camilla Bath, Robert Benson, Don Billson, G Chowdhury, Manji Kara, Narinder Singh Mudhar and Joyce Nickolay had voted for the motion; and Councillors Mrinal Choudhury, Keith Ferry, David Gawn and Thaya Idaikkadar had voted against the motion referred to at Note (5) above].

(See also Minute 80).

LIST NO:	1/10	APPLICATION NO:	P/1782/06/CFU
LOCATION:	Whitefriars First & Middle School. Whitefriars Avenue, Wealdstone		
APPLICANT:	Mr Allen Gibbons for Harrow Council		
PROPOSAL:	Alteration & extension of school buildings & formation of Children's Centre		
DECISION:	GRANTED permission for the variation described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported.		
LIST NO:	1/11	APPLICATION NO:	P/1734/06/CFU
LOCATION:	Land at r/o Pinner United Reform Church, Paines Lane		
APPLICANT:	Gibberd Ltd for Carecapital Ltd		

PROPOSAL: Erection of Health Centre, attached pharmacy, bridge and car park

DECISION: DEFERRED at officers' request for further negotiations and amendments to overcome objections.

(See also Minute 72).

LIST NO: 1/12 **APPLICATION NO:** P/1733/06/DCA

LOCATION: Land at r/o Pinner United Reform Church, Paines Lane

APPLICANT: Gibberd Ltd for Carecapital Ltd

PROPOSAL: Demolition of Scout Huts

DECISION: DEFERRED at officers' request for further negotiations and amendments to overcome objections.

(See also Minute 72).

LIST NO: 1/13 **APPLICATION NO:** P/1386/06/CFU

LOCATION: Stonegrove Filling Station, High Street, Edgware

APPLICANT: Rolfe Judd Planning for Greendev LLP

PROPOSAL: Redevelopment: Part four part five storey building to provide 26 flats (16 x 1 bed and 10 x 2 bed) with 22 basement car parking spaces and demolition of existing petrol filling station

DECISION: INFORM the applicant that:

(1) the proposal is acceptable subject to the completion of a legal agreement within one year (or such period as the Council may determine) of the date of the Committee decision on this application relating to:

- (i) submission to and approval by the Local Planning Authority of a scheme which:
 - (a) provides a minimum of 9 units of affordable housing for shared ownership occupation in accordance with a scheme to be agreed with the Local Planning Authority (for future management by an RSL).
 - (b) ensures that the affordable housing units are available for occupation in accordance with a building and occupation programme to be submitted to and approved by the Local Planning Authority prior to the commencement of work on the site. All affordable housing units shall be provided in accordance with the definition of affordable housing set out in the Harrow Unitary Development Plan.

(2) a formal decision notice granting permission for the development described in the application and submitted plans, subject to the conditions and informatives reported, will be issued only upon the completion by the applicant of the aforementioned legal agreement.

LIST NO: 1/14 **APPLICATION NO:** P/1764/06/CAD

LOCATION: Bentley Grove (The Grove), Warren Lane, Stanmore

APPLICANT: Crest Nicholson Chiltern Ltd

PROPOSAL: Retention of hoarding & display of advertisement

DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported, as amended on the Addendum.

[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 voting on the substantive motion to grant the application as per the officer's recommendation, the legal officer advised that Councillors Keith Ferry and Thaya Idaikkadar were not eligible to vote as they had not been present in the meeting room for the entire debate in relation to the item;

(4) having been put to a vote, the application was granted].

(See also Minute 80).

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO:	2/01	APPLICATION NO:	P/2512/05/CFU
LOCATION:	Rosehill, 135 Wood Lane, Stanmore		
APPLICANT:	Geoff Beardsley & Partners Ltd for A Townswadey & M Chapell		
PROPOSAL:	Redevelopment: Detached two storey house and double garage		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.		

LIST NO:	2/02	APPLICATION NO:	P/2513/05/CCA
LOCATION:	Rosehill, 135 Wood Lane, Stanmore		
APPLICANT:	Geoff Beardsley & Partners Ltd for A Townswadey & M Chapell		
PROPOSAL:	Conservation Area Consent: Demolition of existing house and outbuildings		
DECISION:	GRANTED Conservation Area Consent for the development described in the application and submitted plans, subject to the conditions and informatives reported.		

LIST NO:	2/03	APPLICATION NO:	P/1669/06/CVA
LOCATION:	168-172 Honeypot Lane, Stanmore		
APPLICANT:	Indigo Planning for UK & European Investments Ltd		
PROPOSAL:	Variation of Condition 9 of Planning Permission P/2972/05/CFU to allow hours of use from 06.30 to 20.00 on Monday to Friday, 07.00 to 16.00 on Saturday, 09.00 to 16.00 Sunday		
DECISION:	GRANTED permission for the variation described in the application, subject to the condition and informative reported, as amended on the Addendum.		

LIST NO:	2/04	APPLICATION NO:	P/1608/06/CFU
LOCATION:	6 Fauna Close, Brockley Park, Stanmore		
APPLICANT:	Dr Colin Elton		
PROPOSAL:	Outbuilding in rear garden		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.		

LIST NO:	2/05	APPLICATION NO:	P/821/06/DVA
LOCATION:	Alexandra Avenue Clinic, 245 Alexandra Avenue, South Harrow		
APPLICANT:	Drivers Jonas Surveyors		
PROPOSAL:	Removal of Condition 13 (requiring the provision of 4 wheelchair accessible homes) and variation of Condition 16 (relating to the provision of 10 key worker homes) of Planning Permission P/1776/03/CFU		
DECISION:	(1) GRANTED permission for the variation described in the application and submitted plans, subject to the conditions reported, as amended on the Addendum. (2) RESOLVED That officers be requested to invite the Council's Access Officer to attend site, with Councillor David Gawn, to investigate DDA issues.		

LIST NO:	2/06	APPLICATION NO:	P/74/06/DFU
LOCATION:	Ebberston, 39 South Hill Avenue, Harrow		
APPLICANT:	Kenneth W Reed & Assocs for Mr & Mrs J Snowdon		
PROPOSAL:	First floor rear extension		
DECISION:	GRANTED permission for the variation described in the application and submitted plans, subject to the conditions and informatives reported. (See also Minute 80).		

LIST NO:	2/07	APPLICATION NO:	P/1692/06/DFU
LOCATION:	Pinner Bowling Club, Pinner Memorial Park, Pinner		
APPLICANT:	Dennis Granston for Pinner Bowling Club		
PROPOSAL:	Single storey side extensions to bowling pavilion (revised)		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.		

LIST NO:	2/08	APPLICATION NO:	P/2415/05/COU
LOCATION:	West Lodge, The Grove, Warren Lane, Stanmore		
APPLICANT:	Reynard Designs for Mr & Mrs J Briggs		
PROPOSAL:	Outline: Replacement detached house		
DECISION:	GRANTED permission for the variation described in the application and submitted plans, subject to the conditions and informative reported.		

LIST NO:	2/09	APPLICATION NO:	P/2302/05/CFU
LOCATION:	Priory Lodge, Priory Drive, Stanmore		
APPLICANT:	N Kotak Associates for Mr M Shah		
PROPOSAL:	Retention of two garden buildings		
DECISION:	GRANTED permission for the variation described in the application and submitted plans, subject to the informative reported.		

LIST NO: 2/10 **APPLICATION NO:** P/935/05/CFU

LOCATION: South Winds, 1 South View Road, Pinner

APPLICANT: Mr Anil Patel

PROPOSAL: Fencing to front and rear boundaries

DECISION: DEFERRED for Member site visit.

(See also Minute 88).

LIST NO: 2/11 **APPLICATION NO:** P/1510/06/CFU

LOCATION: Land adjacent to 74 Uxbridge Road, Harrow Weald

APPLICANT: AAP Consulting for Hutchison 3G (UK) Ltd

PROPOSAL: Replacement of existing 15m high telecoms mast with new 16.7m high telecoms mast

DECISION: GRANTED permission for the variation described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/12 **APPLICATION NO:** P/1622/06/DFU

LOCATION: 11 Temple Mead Close, Stanmore

APPLICANT: David R Yeaman & Associates for Mr D Balaria

PROPOSAL: Redevelopment to provide 2 x single/detached houses with parking (revised)

DECISION: DEFERRED for a Member site visit, to include the neighbouring property.

[Note: Prior to discussing the above application, the Committee received representations from an objector, and the applicant's representative, which were noted].

(See also Minutes 80 and 88).

LIST NO: 2/13 **APPLICATION NO:** P/2032/06/DFU

LOCATION: 45 High Street, Harrow

APPLICANT: DPG Development Consultants for Mr T Harris

PROPOSAL: Change of use of basement and ground floors from residential (Class C3) to office (Class A2)

DECISION: DEFERRED to enable officers to investigate the history of the usage of the building since 1992.

(See also Minutes 71 and 72).

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/7/03/CCO

LOCATION: Golds Gym, 1 Sheepecote Road, Harrow

APPLICANT: Draper Neal Associates for Golds Gym

PROPOSAL: Retention of plant and ducting on side and rear elevations

DECISION: REFUSED permission for the development described in the application and submitted plans for the reason reported.

(See also Minutes 72 and 84).

LIST NO: 3/02 **APPLICATION NO:** P/38/03/CLB
LOCATION: Golds Gym, 1 Sheepcote Road, Harrow
APPLICANT: Draper Neal Associates for Golds Gym
PROPOSAL: Listed Building Consent: Retention of plant and ducting to rear side of elevations
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason reported.
(See also Minutes 72 and 84).
