
REPORT OF STRATEGIC PLANNING COMMITTEE

MEETING HELD ON 6 DECEMBER 2006

Chairman: * Councillor Marilyn Ashton

Councillors: * Robert Benson (2) * Narinder Singh Mudhar
 * Don Billson * Joyce Nickolay
 * Graham Henson (2) * Mrs Rekha Shah (3)
 * Thaya Idaikkadar

* Denotes Member present
 (2) and (3) Denote category of Reserve Members

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES
17. 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 Mrinal Choudhury	Councillor Graham Henson
Councillor Keith Ferry	Councillor Mrs Rekha Shah
Councillor Manji Kara	Councillor Robert Benson

18. Right of Members to Speak:

RESOLVED: That, in accordance with Committee Procedure Rule 4.1, the following Councillor, who was not a Member of the Committee, be allowed to speak on the agenda item indicated:

Councillor Paul Scott	Planning Application 1/05
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[Note: Councillor Paul Scott, having indicated that he may wish to speak on the above item, subsequently did not attend the meeting].

19. Declarations of Interest:

RESOLVED: To note that there were no declarations of interests made by Members in relation to the business transacted at this meeting.

20. Arrangement of Agenda:

RESOLVED: That (1) in accordance with the Local Government (Access to Information) Act 1985 (as amended), 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 despatch. It was admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision.
15. Former Government Offices Site, Honeypot Lane, Stanmore (Ref: P/2246/06) and Common Land Adjoining Edgware Brook between Honeypot Lane, Whitchurch Lane and	The applicants had appealed subsequent to the agenda having been prepared and the report was necessary to update the Committee on action being taken by officers prior to the next meeting of the Committee.

Former Government Offices
Site, Stanmore (Ref:
P/2317/06)

(2) all items be considered with the press and public present with the exception of the following item for the reason given below:

<u>Agenda item</u>	<u>Special Circumstances/Grounds for Urgency</u>
15. Former Government Offices Site, Honeypot Lane, Stanmore (Ref: P/2246/06) and Common Land Adjoining Edgware Brook between Honeypot Lane, Whitchurch Lane and Former Government Offices Site, Stanmore (Ref: P/2317/06)	This item was considered to contain exempt information as defined in Paragraph 3 of Part I of Schedule 12A to the Local Government (Access to Information) Act 1972 (as amended) in that it contained information relating to the financial or business affairs of any particular person (including the authority holding that information).

21. **Minutes:**

RESOLVED: That the Chairman be given authority to sign the minutes of the meeting held on 8 November 2006 as a correct record once they have been printed in the Council Bound Minute Volume.

22. **Public Questions, Petitions and Deputations:**

RESOLVED: To note that no public questions, petitions or deputations were received under the provisions of Committee Procedure Rules 19, 16 and 17 (Part 4B of the Constitution) respectively.

23. **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.

24. **Representations on Planning Applications:**

RESOLVED: That in accordance with the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution), representations be received in respect of items 1/03 and 1/04 on the list of planning applications.

25. **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.

26. **Planning Appeals Update:**

The Committee received a report of the Head of Planning which listed those appeals being dealt with and those awaiting decision.

RESOLVED: To note the report.

27. **Member Site Visits:**

RESOLVED: To note that there were no Member site visits to be arranged.

28. **Former Government Offices Site, Honeypot Lane, Stanmore (Ref: P2246/06 and Common Land Adjoining Edgware Brook between Honeypot Lane, Whitchurch Lane and Former Government Offices Site, Stanmore (Ref: P2317/06):**

The Committee received a confidential information report of the Director of Planning Services in this regard.

RESOLVED: That the report be noted.

(See also Minute 20).

(Note: The meeting, having commenced at 6.30 pm, closed at 8.32 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

SECTION 1 – MAJOR APPLICATIONS

LIST NO: 1/01 **APPLICATION NO:** P/2822/06/CFU

LOCATION: Harrow View Service Station, Harrow View/Victor Road, Harrow

APPLICANT: Asep Ltd for London and Regional Properties

PROPOSAL: Construction of part 4, part 3 storey block of 14 flats with car parking and access road

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.

[Note: The Committee wished it to be recorded that the vote to grant the application was unanimous].

LIST NO: 1/02 **APPLICATION NO:** P/1234/06/CAD

LOCATION: The Grove, Warren Lane, Stanmore, Middlesex, HA7 4LY

APPLICANT: Crest Nicholson (Chiltern) Ltd

PROPOSAL: Installation of 13 externally illuminated flags and poles

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

Condition 1 be amended to read:
 “The period of this consent shall be 2 years, or until the last dwelling is sold, or whichever is the sooner, following which the advertisements shall be removed and the site reinstated.”

Condition 5 be added:
 “The advertisements displayed shall not be illuminated when the sales office is closed.”

LIST NO: 1/03 **APPLICATION NO:** P/2605/06/CFU

LOCATION: Land at R/O Pinner United Reform Church, Paines Lane

APPLICANT: Gibberd Ltd for Care Capital Ltd

PROPOSAL: Erection of health centre, pharmacy, undercroft car parking and two bridges

DECISION: GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informative 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) the Committee wished it to be recorded that the vote to grant the application was unanimous].

(See also Minute 24).

LIST NO: 1/04 **APPLICATION NO:** P/2602/06/DCA

LOCATION: Land at R/O Pinner United Reform Church, Paines Lane

APPLICANT: Gibberd Ltd for Care Capital Ltd

PROPOSAL: Demolition of Scout HQ

DECISION: GRANTED Conservation Area consent for the development described in the

application and submitted plans, subject to the conditions and informative 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) the Committee wished it to be recorded that the vote to grant the application was unanimous].

(See also Minute 24).

LIST NO:	1/05	APPLICATION NO:	P/2874/06/CFU
LOCATION:	74 Uxbridge Road, Harrow Weald, HA3 6DL		
APPLICANT:	Hepher Dixon for London & Regional Properties		
PROPOSAL:	Construction of 14 flats and health centre in a part two/part three storey building		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.		
	[Note: The Committee wished it to be recorded that the vote to grant the application was unanimous].		
	(See also Minute 18).		

LIST NO:	1/06	APPLICATION NO:	P/2588/06/CFU
LOCATION:	1 Eastcote Road, 200-203 Grove Avenue, Pinner		
APPLICANT:	CHBE Architects for Galley Homes Ltd		
PROPOSAL:	Redevelopment to provide part three storey part two storey car home with new open space; parking and landscaping		
DECISION:	REFUSED permission for the development described in the application and submitted plans, for the following reasons:		
	(i) The proposal represents an over-intensive development by reason of excessive site coverage and building bulk giving rise to an unacceptable form of development in this location.		
	(ii) The scale, mass and bulk of the development would be overbearing and would give rise to an unacceptable loss of residential amenity to the adjoining occupiers.		
	(iii) The proposed layout of the frontage to Eastcote Road would be unacceptable due to the excessive hard surfacing and lack of space for landscaping.		
	[Notes: (1) During discussion on the above item, it was moved and seconded that the application be refused. Upon being put to a vote, this was carried;		
	(2) Councillors Marilyn Ashton, Robert Benson, Don Billson, Narinder Singh Mudhar and Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application;		
	(3) the Head of Planning had recommended that the above application be granted].		

LIST NO:	1/07	APPLICATION NO:	P/2737/06/CFU
LOCATION:	44-46 Kenton Road, Harrow, HA3 8AB		
APPLICANT:	C Stewart & R Casey for Jaysam Contractors Ltd		

PROPOSAL:	Demolition of 2 houses and construction of block of 12 flats
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported, with the following amendments to the conditions: <u>Condition 17 be added:</u> Eleven homes in this development, as detailed in the submitted and approved drawings, shall be built to Lifetime Home Standards, and thereafter retained to those standards. [Note: Councillor Narinder Singh Mudhar wished it to be recorded as having abstained from voting].

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO:	3/01	APPLICATION NO:	P/2610/06/CFU
LOCATION:	Land at Copse Farm, Brookshill Drive, Harrow		
APPLICANT:	Planning Potential for Zed Homes		
PROPOSAL:	Alterations and change of use of barn to workspace (B1); extensions to farm buildings for 2 houses and construction of 12 houses		
DECISION:	WITHDRAWN by applicant		

LIST NO:	3/02	APPLICATION NO:	P/2607/06/CCA
LOCATION:	Land at Copse Farm, Brookshill Drive, Harrow		
APPLICANT:	Planning Potential for Zed Homes		
PROPOSAL:	Conservation Area Consent: Demolition of farm buildings and outhouses		
DECISION:	WITHDRAWN by applicant		

LIST NO:	3/03	APPLICATION NO:	P/2443/06/CFU
LOCATION:	Land R/O 71 Bridge Street, Pinner		
APPLICANT:	Planning Potential for Zed Homes		
PROPOSAL:	Demolition of existing buildings and construction of 7-storey building to provide 34 flats		
DECISION:	WITHDRAWN by applicant		

LIST NO:	3/04	APPLICATION NO:	P/2813/06/ADK
LOCATION:	Land rear of 47-51 Gayton Road, Harrow, HA1 2LT		
APPLICANT:	SLLB Architects Ltd		
PROPOSAL:	Construction of part 3 part 4 storey block of 14 flats with gardens and car parking		
DECISION:	REFUSED permission for the development described in the application and submitted plans for the reasons reported. [Note: The Committee wished it to be recorded that the vote to refuse the application was unanimous].		
