
REPORT OF DEVELOPMENT MANAGEMENT COMMITTEE

MEETING HELD ON 6 JUNE 2007

Chairman: * Councillor Marilyn Ashton

Councillors: * Don Billson * Julia Merison
 * Mrinal Choudhury * Narinder Singh Mudhar
 * Keith Ferry * Joyce Nickolay
 * Thaya Idaikkadar

* Denotes Member present

[Note: Councillor Jerry Miles also attended this meeting to speak on the item indicated at Minute 98 below].

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES
95. Appointment of Chairman:

RESOLVED: To note the appointment at the meeting of Annual Council on 10 May 2007 under the provisions of Council Procedure Rule 1.1 (xii) (Part 4A of the Constitution) of Councillor Marilyn Ashton as Chairman of the Development Management Committee for the Municipal Year 2007/08.

96. Attendance by Reserve Members:

RESOLVED: To note that there were no Reserve Members in attendance.

97. Appointment of Vice-Chairman:

Nominations were received and seconded for Councillors Thaya Idaikkadar and Joyce Nickolay. Having been put to a vote it was

RESOLVED: To appoint Councillor Joyce Nickolay as Vice-Chairman of the Development Management Committee for the Municipal Year 2007/08.

98. 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:

<u>Councillor</u>	<u>Item</u>
Councillor Jerry Miles	Planning application 2/06

99. 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 2/07 – 16 Lady Aylesford Avenue, Stanmore and 2/08 – 20 Lady Aylesford Avenue, Stanmore
 Councillor Marilyn Ashton declared a personal interest in the above applications, arising from the fact that her son lived in Hodgkins Mews, which was not very near to the sites but was in the locality. Accordingly, she would remain in the room and take part in the discussion and decision-making on these items.
- (ii) Planning application 3/02 – Land rear of 51 Kings Road, fronting Stuart Avenue, Harrow
 Councillor Thaya Idaikkadar declared that all Labour Members of the Committee had a prejudicial interest in the above application. Accordingly, they would leave the room and take no part in the discussion or decision-making on this item.

- (iii) Agenda item 18 – 4 Aylwards Rise, Stanmore
Councillor Marilyn Ashton declared a prejudicial interest in the above item, arising from the fact that she had been in contact with the complainants. Accordingly, she would leave the room and take no part in the discussion or decision-making on this item.

[Note: Subsequently, the Committee had reason to refer to agenda item 18 – 4 Aylwards Rise, Stanmore during the discussion on agenda items 6 – Arrangement of Agenda and 10 – Deputations. Accordingly, Councillor Marilyn Ashton left the room and took no part in the discussion or decision-making].

100. **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
13. Planning Applications Received: 1/01 – Cedars First and Middle School, Whittlesea Road, Harrow	This report was late because information requested by Members at the Strategic Planning Committee on 16 May 2007 had not been received in time from the applicant for it to be circulated with the agenda. Members were requested to consider this application, as a matter of urgency, in order to avoid delay, which could prejudice funding for the project.
18. 4 Aylwards Rise, Stanmore	This report was not available at the time the agenda was printed and circulated as a report was awaited from external consultants. Members were requested to consider this item, as a matter of urgency, to enable the matter to be progressed without further delay.
19. 7 Lansdowne Road, Stanmore	The reason for lateness of this report and the associated urgency was that it had recently come to light that a recommendation to which the Committee previously agreed could not be actioned due to the outcome of a planning appeal, so it was in the interests of all parties to close this matter.

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

(3) agenda items 10 – Deputations and 18 – 4 Aylwards Rise, Stanmore be taken together.

[Note: The Chairman, Councillor Marilyn Ashton, having declared a prejudicial interest in agenda item 18 – 4 Aylwards Rise, Stanmore, the Vice-Chairman, Councillor Joyce Nickolay, took the Chair for discussions in relation to this item. Upon conclusion of the discussions, Councillor Marilyn Ashton resumed the chair].

(See also Minutes 99, 104 and 110).

101. **Minutes:**

RESOLVED: That the Chairman be given authority to sign the minutes of the meeting held on 2 May 2007 as a correct record once they have been printed in the Council Bound Minute Volume.

102. **Public Questions:**

RESOLVED: To note that no public questions were put at the meeting under the provisions of Committee Procedure Rule 19.

103. **Petitions:**

RESOLVED: To note receipt of the following petition:

- (i) Petition objecting to the proposed development at 80 Roxborough Road, ref: P/0810/07
The above petition, containing 35 signatures, was presented by Christine Watson.

104. **Deputations:**

In accordance with Committee Procedure Rule 17, a deputation request had been received from Mr Jeremy Derman in relation to agenda item 18 – 4 Aylwards Rise, Stanmore.

The Committee having resolved to defer consideration of the substantive item, the depute confirmed that he would also defer his deputation.

RESOLVED: To note that no deputations were received.

[Note: The Chairman, Councillor Marilyn Ashton, having declared a prejudicial interest in agenda item 18 – 4 Aylwards Rise, Stanmore, the Vice-Chairman, Councillor Joyce Nickolay, took the Chair for discussions in relation to this item. Upon conclusion of the discussions, Councillor Marilyn Ashton resumed the chair].

(See also Minutes 99, 100 and 110).

105. **Motion regarding Development Control: Reference from the Meeting of Council held on 26 April 2007:**

The Committee received a reference from the Council meeting held on 26 April 2007 which requested that the following Motion in the names of Councillors Thaya Idaikkadar and Keith Ferry be considered:

“Council notes that both the Strategic Planning Committee and the Development Management Committee are quasi-judicial in nature. In the light of this it is important that all members of these committees should have equal and full access to any information and advice provided by officers and similarly for site visits, and this should take account of members’ work commitments and disabilities.

Accordingly, the Council agrees:

- To hold briefing meetings after normal working hours, not in any case before 6pm.
- To arrange site visits at times convenient to the majority of members and not dictated by the chair or members of the administration.
- To arrange site visits in a manner that cater for the access needs of all members.”

The Committee noted that above Motion had already been considered by the Strategic Planning Committee at its meeting on 16 May 2007, and, having been put to a vote, it was

RESOLVED: That the motion be not adopted.

106. **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 2/01, 2/05 and 2/06 on the list of planning applications.

107. **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.

108. **Enforcement Notices Awaiting Compliance:**

The Committee received a report of the Head of Planning which listed enforcement notices awaiting compliance.

RESOLVED: That the report be noted.

109. **The Bothy, 65 Old Redding:**

The Committee received a report of the Group Manager, Planning and Development in this regard.

RESOLVED: That, having regard to the provision of the Unitary Development Plan and all other material planning considerations (in accordance with Section 172 of the Town and Country Planning Act 1990 (as amended)), the Director of Legal Services be authorised to

- (a) issue notices (if considered appropriate) under Section 330 of the Town and Country Planning Act 1990 in respect of the alleged breach of planning control;
- (b) take all necessary steps for the preparation, issue and service of an Enforcement Notice requiring within three calendar months:
 - (i) the demolition of the rear timber decking extension;
 - (ii) the removal from the land of the materials arising from compliance with the requirements in (a) (i) above;
- (c) in the event of non-compliance with the above enforcement notice, to:
 - (i) institute legal proceedings, should it be considered in the public interest to do so, pursuant to Section 179 of the Town and Country Planning Act 1990;
 - (ii) carry out works in default, should it be considered financially viable to do so, under the provisions of Section 178 of the Town and Country Planning Act 1990.

110. **4 Aylwards Rise, Stanmore:**

The Committee received a report of the Director of Planning Services in relation to the above. Having noted the officer's revised recommendation, as set out in the Addendum, the Committee

RESOLVED: That the item be deferred for further consideration by officers.

[Note: The Chairman, Councillor Marilyn Ashton, having declared a prejudicial interest in this item and left the room, the Vice-Chairman, Councillor Joyce Nickolay, took the Chair. Upon conclusion of this item, Councillor Marilyn Ashton resumed the chair].

(See also Minutes 99, 100 and 104).

111. **7 Lansdowne Road, Stanmore:**

The Committee received a report of the Group Manager, Planning and Development, in this regard.

RESOLVED: That (1) no further action be taken in respect of the Committee's resolution dated 7 June 2006 to issue an enforcement notice in respect of the erection of a canopy to the rear of an existing rear extension to the dwellinghouse at 7 Lansdowne Road, Stanmore; and

(2) the relevant enforcement investigation be closed.

112. **Member Site Visits:**

Members having noted that a report in relation to Jubilee House, Merrion Avenue, Stanmore would be presented to the Committee in June 2007, it was

RESOLVED: That Member visits to the following sites would take place on Tuesday 19 June 2007 from 6.15pm:

- Planning application 2/04 – The Grange, Orley Farm Road
- Planning application 2/05 – 80 Roxborough Road
- Planning application 2/06 – 62 Wood End Avenue
- Jubilee House, Merrion Avenue, Stanmore

(Note: The meeting, having commenced at 6.30 pm, closed at 8.10 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

SECTION 1 – MAJOR APPLICATIONS

LIST NO:	1/01	APPLICATION NO:	P/0698/07/CFU
LOCATION:	Cedars First and Middle School, Whittlesea Road, Harrow, HA3 6LS		
APPLICANT:	ATP Group for Harrow Council		
PROPOSAL:	Proposed children's centre and nursery		
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.		

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO:	2/01	APPLICATION NO:	P/2917/06/CFU
LOCATION:	13-15 Whitchurch Lane, Edgware, HA8 6JZ		
APPLICANT:	Jeffrey Howard Associates for P Ward Ltd		
PROPOSAL:	Redevelopment: Three storey building to provide five ground floor retail units, six flats on upper floors, access (revised) (resident permit restricted)		
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, and the following additional condition: "The rear garden area shown on the approved plans shall be used as a garden for the benefit of the occupiers of the building hereby approved, and shall be retained in that form hereafter." [Notes: (1) Prior to discussing the above application, the Committee received representations from an objector, which was noted; (2) there was no indication that the applicant was present and wished to respond].		

LIST NO:	2/02	APPLICATION NO:	P/0284/07/CFU
LOCATION:	144 Long Elmes, Harrow Weald, HA3 5JZ		
APPLICANT:	Mr R Thakrar		
PROPOSAL:	Conversion of dwellinghouse into two flats with external alterations		
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.		

LIST NO:	2/03	APPLICATION NO:	P/0546/07/DFU
LOCATION:	19 Carmelite Road, Harrow, HA3 5LT		
APPLICANT:	G M Simister for Mr and Mrs H Gunn		
PROPOSAL:	Conversion of single dwellinghouse into two flats, conversion of garage to habitable room; external alteration		
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: 2/04 **APPLICATION NO:** P/0822/07/DFU
LOCATION: The Grange, Orley Farm Road, Harrow on the Hill
APPLICANT: Kenneth W Reed & Associates for Mr and Mrs P Harrison
PROPOSAL: External alterations; single storey and first floor side extensions; two storey rear extension and replacement dormer window to rear roofslope; alterations to roof of garage to form two side dormer windows
DECISION: DEFERRED for Member site visit.
(See also Minute 112).

LIST NO: 2/05 **APPLICATION NO:** P/0810/07/CFU
LOCATION: 80 Roxborough Road, Harrow, HA1 1PB
APPLICANT: Space Design Consultants for D Patel
PROPOSAL: Single storey front and rear extensions; two storey side extensions to dwellinghouse
DECISION: DEFERRED for Member site visit.

[Note: Prior to discussing the above application, the Committee received representations from an objector, and the applicant, which were noted].
(See also Minutes 103 and 112).

LIST NO: 2/06 **APPLICATION NO:** P/0465/07/DFU
LOCATION: 62 Wood End Avenue, South Harrow, HA2 8NX
APPLICANT: Mr H Patel
PROPOSAL: Alterations to roof to form end gable and rear dormer, single storey rear extension, alterations, conversion of dwellinghouse to two self-contained flats and bin store
DECISION: DEFERRED (1) for Member site visit and (2) to enable officers to provide clarification of Informative 2.

[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector, which was noted;
(2) there was no indication that the applicant was present and wished to respond].
(See also Minute 112).

LIST NO: 2/07 **APPLICATION NO:** P/0953/07/DFU
LOCATION: 16 Lady Aylesford Avenue, Stanmore, HA7 4FH
APPLICANT: Aron Slom Ariba for Mr and Mrs Curtis
PROPOSAL: Single storey rear extension
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.
(See also Minute 99).

LIST NO: 2/08 **APPLICATION NO:** P/0954/07/DFU
LOCATION: 20 Lady Aylesford Avenue, Stanmore, HA7 4FH
APPLICANT: Aron Slom Ariba for Mr and Mrs Insua
PROPOSAL: Single storey rear extension
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

(See also Minute 99).

LIST NO: 2/09 **APPLICATION NO:** P/1105/07/DDP
LOCATION: 19 Mephram Gardens, Harrow, HA3 6QS
APPLICANT: Sophie Ungerer for Warden Housing Association
PROPOSAL: Approval of details of materials pursuant to Condition 5 of Planning Permission P/2378/06/DFU for part two, part three storey block of five terraced houses with parking dated 15 December 2006
DECISION: DEFERRED for consultation with applicant regarding alternative roof materials.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/0888/07/DFU
LOCATION: 137 Whitchurch Lane, Edgware, HA8 6NZ
APPLICANT: Michael Seston for Bala Kylassum
PROPOSAL: Conversion of dwellinghouse to 3 self-contained flats with rear dormer and external alterations
DECISION: WITHDRAWN by applicant.

LIST NO: 3/02 **APPLICATION NO:** P/0703/07/DFU
LOCATION: Land rear of 51 Kings Road fronting Stuart Avenue, Harrow, HA2 9JA
APPLICANT: R Patel for R J and R W Currie
PROPOSAL: Two storey detached dwelling
DECISION: REFUSED permission for the development described in the application and submitted plans, for the reasons reported.

(See also Minute 99).
