

SECTION 1 – MAJOR APPLICATIONS

LIST NO:	1/01	APPLICATION NO:	P/3229/06/CFU
LOCATION:	EDF site, substation adjacent to 102 Roxeth Green Avenue, South Harrow		
APPLICANT:	Mrs Rebekah Jubb for Zed Homes		
PROPOSAL:	Construction of 12 flats with parking, amenity space and wind turbines / solar panels		
DECISION:	<p>(1) GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported and with the following additional condition:-</p> <p><u>Condition 15 be added:</u> “Prior to the commencement of works on the site, a detailed investigation of the site should be carried out to assess the effect of any residual contamination on the proposed development. The method and extent of this investigation shall be agreed in writing with the local planning authority in consultation with the Environment Agency Thames Region prior to the commencement of the investigation.”</p> <p>(2) RESOLVED that the Traffic and Road Safety Advisory Panel be requested to investigate the poor surface of Stanley Road.</p> <p>[Notes: (1) During discussion on the above item, it was moved and seconded that the application be deferred for a site visit. Upon being put to a vote, this was lost;</p> <p>(2) Councillors Mrinal Choudhury, Keith Ferry and Graham Henson wished to be recorded as having voted for the application to be deferred;</p> <p>(3) subsequently it was moved and seconded that the application be refused for the following reasons:</p> <ul style="list-style-type: none"> (i) Limited car parking forcing parking onto outlying roads. (ii) Overdevelopment of site. (iii) The height of the development would cause overlooking in an obtrusive way. <p>(4) upon being put to the vote this was lost, the Chairman having used her second and casting vote;</p> <p>(5) Councillors Mrinal Choudhury, Keith Ferry and Graham Henson wished to be recorded as having voted against the decision to grant the application].</p>		

LIST NO:	1/02	APPLICATION NO:	P/9/07/CFU
LOCATION:	Comfort Inn Harrow, 2-12 Northwick Park Road, Harrow, HA1 2NT		
APPLICANT:	DPDS Consulting Group for Comfort Inn		
PROPOSAL:	Demolition of 57 Gayton Road and extension and alterations to hotel		
DECISION:	<p>REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the following reasons:</p> <ul style="list-style-type: none"> (i) The proposed additional 18 bedrooms together with additional conference facilities will be detrimental to the residential amenities of No. 59 Gayton Road and the amenities in the locality by reason of the additional activity associated with hotel use. (ii) The three storey extension by reason of excessive depth would be visually obtrusive and overbearing when viewed from the rear garden of No. 2 Manor Road. 		

[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, Don Billson, Julia Merison and Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application;

(3) Councillors Mrinal Choudhury, Graham Henson and Keith Ferry wished to be recorded as having abstained from voting;

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

(See also Minute 58).

LIST NO:	1/03	APPLICATION NO:	P/2/07/CFU
LOCATION:	Prince Edward Playing Fields, St. David's Drive, Edgware		
APPLICANT:	RPS Planning for Barnet Football Club Holdings		
PROPOSAL:	Redevelopment for enlarged football stadium and clubhouse, floodlights, games pitches, banqueting facilities, health and fitness facility, internal roads and parking		
DECISION:	INFORM the applicant that:		
	(a)	a decision to grant will be subject to the withdrawal of the objection by the Environment Agency and the completion of a legal agreement within three months of the date of the committee's decision on this application relating to:	
		(i)	Travel Plan;
		(ii)	Planning Administration charge of £750;
		(iii)	The developer or successor in title shall fund all costs of public consultation, analysis, reporting and implementation of local onstreet parking restrictions, at any time within 3 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.
	(b)	a formal decision notice granting permission for the development in the application and submitted plans, and subject to the planning conditions and informatives reported as amended on the Addendum, will be issued only upon the completion, by the applicant, of the aforementioned legal agreement.	

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

(2) the applicant was present but indicated that he did not wish to respond;

(3) during discussion on the above item, it was moved and seconded that the application be deferred for a site visit for the following reasons:-

(i) Flood Risk – To negotiate and obtain prior approval of the Environment Agency to remove or minimise any risk of flooding that could affect over 371 properties downstream;

(ii) Transport Assessment – To review and amend the Transport Assessment Report incorporating: A) Assessment of the School & Belmont Football Club Proposals on William Ellis Playing Fields Site; B) Consideration of increased capacity from the original 4000 to 7,751 e.g. 94% increase. In the light of the assessment of the new capacity, car parking provision would need to be increased;

- (iii) Section 106 Agreement – To amend the proposed agreement, in addition to the current requirements, to incorporate Football First's Community Use Agreement and all aspects of Community Use Proposals contained in the 2003 (amended) 106 agreement together with provision of car parking spaces and right of way to the occupiers of 212-322 Camrose Avenue and contribution by the applicant towards the cost of improving pedestrian links between the site and public transport;
- (iv) Restriction on hours of use: To establish in conjunction with the applicant hours of use for the facilities and uses proposed on the site and include any such restrictions to be incorporated as a planning condition;
- (v) Flood-Lighting – To agree the detailed design of flood-lighting prior to the consideration of the application and the hours of use of operation be incorporated as a planning condition;
- (vi) To investigate and confirm the level of professional football that will be allowed by the various leagues in the two football arenas that are proposed.

Upon being put to a vote, this was lost].

(See also Minute 58).

LIST NO:	1/04	APPLICATION NO:	P/3523/06/CCO
LOCATION:	The Grove, Warren Lane, Stanmore		
APPLICANT:	Davies Arnold Cooper for Crest Nicholson (Chiltern) Ltd		
PROPOSAL:	Retention of amendments to Block C		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the condition and informatives reported.		

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO:	3/01	APPLICATION NO:	P/3616/06/COU
LOCATION:	Townsend House, 160-174 Northolt Road, South Harrow, HA2 0PG		
APPLICANT:	Kenneth W Reed & Associates for Mr M Patel		
PROPOSAL:	Change of use of part ground floor from B1 (office) to A1 (retail)		
DECISION:	WITHDRAWN by the applicant		

LIST NO:	3/02	APPLICATION NO:	P/3625/06/CFU/DC3
LOCATION:	152-154 High Street, Wealdstone, HA3 7AT		
APPLICANT:	MPS Architects – Michael Seston for G & F Phelps Ltd		
PROPOSAL:	Redevelopment to provide 3 storey block of 14 flats with parking		
DECISION:	WITHDRAWN by the applicant		
