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**REPORT OF STRATEGIC PLANNING COMMITTEE**


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**MEETING HELD ON 27 JUNE 2007**


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Chairman: \* Joyce Nickolay (Vice-Chairman in the Chair)

Councillors: \* Robert Benson (3) \* Thaya Idaikkadar  
 \* Don Billson \* Julia Merison  
 \* Mrinal Choudhury \* Narinder Singh Mudhar  
 \* Graham Henson (2) \* Joyce Nickolay

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

**PART II - MINUTES**
**PART I - RECOMMENDATIONS - NIL**
**98. Attendance by Reserve Members:**

**RESOLVED:** To note the attendance at this meeting of the following duly appointed Reserve Members:-

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor Marilyn Ashton Councillor Keith Ferry	Councillor Robert Benson Councillor Graham Henson

**99. Right of Members to Speak:**

**RESOLVED:** To note that no Members, who were not Members of the Committee, had requested to speak at the meeting.

**100. 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 2/02 and 2/03 – 105 Headstone Road, Harrow, HA1 1PG  
 Councillor Joyce Nickolay declared that all Conservative Members of the Committee had a prejudicial interest in the above applications, arising from the fact that the applicant was a Conservative Councillor. Accordingly, all Conservative Members of the Committee would leave the room and take no part in the discussion or decision-making on these items.

**101. 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>
11. Planning Applications Received: Unit 4 South, Central Depot, Forward Drive, Harrow, HA3 8NT	The report was late because it was necessary to wait for the end of a consultation period before producing the report. This was a Council-funded scheme and work needed to be completed before September 2007 during school holidays. A decision was needed prior to 2 July 2007, when contractors were provisionally due to start work. Members were requested to consider this item, as a matter of urgency.

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

102. **Minutes:**  
**RESOLVED:** That the Chairman be given authority to sign the minutes of the meeting held on 16 May 2007 as a correct record once they have been printed in the Council Bound Minute Volume.
103. **Public Questions, Petitions and Deputations:**  
**RESOLVED:** To note that no public questions were put, or petitions or deputations received at this meeting under the provisions of Committee Procedure Rules 19, 16 and 17 (Part 4B of the Constitution) respectively.
104. **References from Council and other Committees/Panels:**  
**RESOLVED:** To note that there were no references from Council or other committees/panels.
105. **Representations on Planning Applications:**  
The Committee, having been advised that a late request had been received from an objector wishing to make representation in respect of item 2/04 on the list of planning applications, it was  
**RESOLVED:** That, in accordance with the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution) (1) representation be received in respect of item 1/01 on the list of planning applications;  
(2) representations not be received in respect of item 2/04 on the list of planning applications.
106. **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.
107. **Variations of Section 106 Agreement relating to 375-379 Uxbridge Road, Hatch End:**  
The Committee received a report of the Director of Planning which set out a request from Try Homes Limited (the Developer) to vary a Section 106 Agreement dated 28 October 2005 (the Principal Agreement) made between the Council, the Developer and two other parties.  
**RESOLVED:** To agree the variation of clause 7 (e) of the Principal Agreement by amending the period after which a mortgagee can dispose of an affordable housing unit free of any restriction from 12 months to 6 months.  
[Note: Members noted that the 'Summary and Recommendations' section of the report of the Director of Planning incorrectly stated that the Agreement was dated 28 October 2005].
108. **Member Site Visits:**  
**RESOLVED:** To note that there were no Member site visits to be arranged.  
(Note: The meeting, having commenced at 6.30 pm, closed at 8.15 pm).

(Signed) COUNCILLOR JOYCE NICKOLAY  
Vice-Chairman in the Chair

**SECTION 1 – MAJOR APPLICATIONS**

<b>LIST NO:</b>	1/01	<b>APPLICATION NO:</b>	P/0202/07/CFU
<b>LOCATION:</b>	John Lyon School, Middle Road, Harrow, HA2 0HN		
<b>APPLICANT:</b>	Kenneth W Reed & Associates for The John Lyon School		
<b>PROPOSAL:</b>	Replacement sports pitch with semi underground car park (43 spaces and cycle parking) and 6x8m high floodlight columns, & 2 new vehicle accesses to Lower Road.		
<b>DECISION:</b>	REFUSED permission for the development described in the application and submitted plans, for the following reason:		
	(i) The proposed increase in vehicular generation and activity associated with a 45 space semi-underground car park and drop-off facility, would be detrimental to the free flow and safety of traffic on Lower Road and would give rise to an unnecessary and unwarranted risk to road users thereof and the users of the car park in respect of the access and egress, including right turns on to Lower Road from the car park.		
	[Note: Prior to discussing the above application, the Committee received representations from an objector and the applicant, which were noted].		
	(See also Minute 112).		

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<b>LIST NO:</b>	1/02	<b>APPLICATION NO:</b>	P/1220/07/CFU
<b>LOCATION:</b>	Jubilee House, Merrion Avenue, Stanmore, HA7 4RS		
<b>APPLICANT:</b>	Preston Bennett Planning for AAG (HQ) Ltd		
<b>PROPOSAL:</b>	Two and part three storey extension to office building to provide thirty five flats involving alterations to existing elevations, new landscaping treatment, enhanced car parking layout and cycle storage provision.		
<b>DECISION:</b>	INFORM the applicant that:		
	(A) 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) Prior to the commencement of development, submission to and approval by the Local Planning Authority of a scheme which:		
	a) provides affordable housing in accordance with a scheme to be agreed with the Local Planning Authority (for future management by an RSL) that includes an acceptable and appropriate proportion of social rented units to shared equity units;		
	b) ensures that the affordable housing units are available for occupation in accordance with a building and occupation programme to be submitted and approved by the Local Planning Authority prior to the commencement of works on the site;		
	All affordable housing units shall be provided in accordance with the definition of affordable housing set out in the 2004 Harrow Unitary Development Plan.		
	ii) Payment of a planning administration fee of £500 within 14 days of the execution of the agreement.		

- (B) A formal decision notice granting permission for the development described in the application and submitted plans, 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.

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**SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT**

**LIST NO:** 2/01                      **APPLICATION NO:** P/1234/07/DAD

**LOCATION:** Land o/s mosque, 20-34 Station Road, Harrow

**APPLICANT:** J C Devaux UK Ltd for BT

**PROPOSAL:** Internally illuminated advertisement panel on rear of replacement public telephone kiosk.

**DECISION:** (1) GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported, as amended on the Addendum;

(2) RESOLVED that any application relating to the siting of the kiosk be brought to Committee for determination.

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**LIST NO:** 2/02                      **APPLICATION NO:** P/1186/07/DFU

**LOCATION:** 105 Headstone Road, Harrow, HA1 1PG

**APPLICANT:** Crescent for Eric Silver

**PROPOSAL:** New shop front including shutters

**DECISION:** GRANTED permission for the development described in the application and submitted plans, subject to the condition and informatives reported.

[Note: The Vice-Chairman in the Chair, Councillor Joyce Nickolay, having declared a prejudicial interest in this item, and item 2/03, and left the room, Councillor Thaya Idaikkadar was duly elected Chairman for consideration of the two items].

(See also Minute 100 and item 2/03).

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**LIST NO:** 2/03                      **APPLICATION NO:** P/1188/07/DFU

**LOCATION:** 105 Headstone Road, Harrow, HA1 1PG

**APPLICANT:** Crescent for Eric Silver

**PROPOSAL:** Internally illuminated fascia sign

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

[Note: Upon conclusion of this item, Councillor Joyce Nickolay resumed the Chair].

(See also Minute 100 and item 2/02).

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**LIST NO:** 2/04                      **APPLICATION NO:** P/1105/07/DDP

**LOCATION:** 19 Mephram Gardens, Harrow, HA3 6QS

**APPLICANT:** Sophie Ungerer for Warden Housing Association

**PROPOSAL:** Approval of details 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 15/12/2006.

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**DECISION:** GRANTED approval for the details described in the application, subject to the condition and informatives reported, as amended on the Addendum.

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**LIST NO:** 2/05                      **APPLICATION NO:** P/1289/07/DFU

**LOCATION:** Unit 4 South, Central Depot, Forward Drive, Harrow, HA3 8NT

**APPLICANT:** The Wilson Partnership for L B Harrow

**PROPOSAL:** Change of use to training centre and support office accommodation to include; entrance doors and windows & mezzanine floor and internal partitions.

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

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**SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL**

**LIST NO:** 3/01                      **APPLICATION NO:** P/1501/07/CFU

**LOCATION:** 100A/100B Nibthwaite Road, Harrow, HA1 1TG

**APPLICANT:** Mr Haroon Hanif

**PROPOSAL:** Two/single storey rear extension and front porch

**DECISION:** REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the reasons reported.

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