

Meeting:	Strategic Planning Committee
Date:	7 <sup>th</sup> November 2007
Subject:	11 Wakehams Hill, Pinner, HA5 3AQ
Key Decision: (Executive-side only)	No
Responsible Officer:	Group Manager, Planning Development
Portfolio Holder:	Planning, Development and Enterprise
Exempt:	No
Enclosures:	Site plan

## Section 1 – Summary and Recommendations

This report relates to the wording of a reason for refusal made by the Development Management Committee on 25<sup>th</sup> January 2007, relating to an application for outline planning permission (planning reference P/1082/06/CFU) for redevelopment of 11 Wakehams Hill, Pinner (the Site) to provide three detached houses with garages and six car parking spaces.

### Recommendations:

The Committee is requested to:

Amend the wording of reason for refusal number 1 by deleting the words highlighted below:

“The proposal will give rise to an unacceptable loss of trees, **many of which are covered by tree preservation orders**, and will be contrary to Harrow Unitary Development Plan Policies EP28 paragraph 3.106 and EP29, which state that the Council should resist applications for development which would impair the integrity of part of any tree mass or spine.”

**Reason: (For recommendation)**

Since the decision of the committee on the 25<sup>th</sup> January 2007, new information has come to light which confirm that the trees to be lost are not protected by a tree preservation order.

The applicant has since appealed the Council's decision. In light of this new information, it is considered prudent to vary the wording of reason for refusal number 1 to omit any reference to the loss of trees that are covered by tree preservation orders.

**Section 2 – Report**

On 25<sup>th</sup> January 2007, the Development Management Committee refused to grant planning permission for demolition of existing house and outbuildings and redevelopment of the Site to provide three detached garages with integral double garages and six car parking spaces. The reasons for refusal were as follows:

(i) The proposal will give rise to an unacceptable loss of trees, some of which are covered by tree preservation orders, and will be contrary to HUDP policies EP28 paragraph 3.106 and EP 29, which states that the Council should resist applications for development which would impair the integrity of part of any tree mass or spine.

(ii) The proposed development, sited on the hilltop on the edge of the Green Belt boundary, would result in an unacceptable visual impact to the detriment of the character and openness of the Green Belt, especially from views within Pinner Park Farm below.

Since the committee's decision, it has come to light that if the proposal were implemented, the trees to be lost will not be protected by any extant tree preservation order.

The relevant tree preservation order covering the site is TPO No.8 made by the Council in 1958. The Council's tree protection officer has confirmed that the trees to be lost are not protected by TPO No.8.

The applicant has since lodged an appeal against the Council's decision and a hearing is scheduled to take place on 20<sup>th</sup> November 2007. To avoid an award of costs against the Council at the appeal, it is considered necessary to amend reason for refusal number 1 by deleting the reference to trees protected by a tree preservation order.

**Financial Implications**

If the reason for refusal is not varied there is an increased risk of costs being awarded against the Council.

## Performance Issues

None.

## Section 3 - Statutory Officer Clearance

Name: Sheela Thakrar	<input type="checkbox"/>	on behalf of the* Chief Financial Officer
Date: 25/10/07		
Name: Jessica Farmer	<input type="checkbox"/>	on behalf of the* Monitoring Officer
Date: 24/10/07		

## Section 4 - Contact Details and Background Papers

Contact: Orla Hynes, Acting Team Leader (West Area), 020 8736 6156

Background Papers: P/1082/06/COU – Decision Notice

If appropriate, does the report include the following considerations?

1.	Consultation	NO
2.	Corporate Priorities	NO