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**REPORT OF STRATEGIC PLANNING COMMITTEE**


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**MEETING HELD ON 16 JANUARY 2008**


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Chairman: \* Councillor Marilyn Ashton

Councillors: \* Don Billson \* Julia Merison  
 \* Mrinal Choudhury \* Narinder Singh Mudhar  
 \* Keith Ferry \* Joyce Nickolay  
 \* Graham Henson (2)

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

[Note: Councillor Paul Scott also attended this meeting to speak on the item indicated at Minute 182 below].

**PART I - RECOMMENDATIONS - NIL**
**PART II - MINUTES**
**181. 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 Thaya Idaikkadar	Councillor Graham Henson

**182. 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>Agenda item</u>
Councillor Paul Scott	Planning application 2/02

**183. Declarations of Interest:**

**RESOLVED:** To note that the following declaration of interest was made by a Member present relating to business to be transacted at the meeting:

Any Other Business – Arrangement of Presentation Regarding Bentley Priory

Councillor Marilyn Ashton declared a prejudicial interest in the above application. Accordingly, she would leave the room and take no part in the discussion or decision-making on the item.

**184. Arrangement of Agenda:**

**RESOLVED:** That (1) in accordance with Committee Rule 27, it was agreed to suspend Committee Rule 18 to enable a letter from the Applicant for P/4121/07/CFU/DC3 to be distributed to the Committee;

(2) in accordance with the Local Government (Access to Information) Act 1985, the following items 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

15. Protocol for Planning Committees
- dispatch. It was admitted to enable Members to consider all information relevant to the items before them.
- This item was admitted to the agenda as a matter of urgency to enable the several major and complex applications either already submitted or expected in the immediate future to be dealt with in an informed and consistent manner.

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

185. **Minutes:**
- RESOLVED:** That the minutes of the meeting held on 5 December 2007 be taken as read and signed as a correct record.
186. **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.
187. **References from Council and other Committees/Panels:**
- RESOLVED:** To note that there were no references from Council or other Committees or Panels to be received at this meeting.
188. **Representations on Planning Applications:**
- RESOLVED:** To note that no requests for representations had been received.
189. **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.
190. **Planning Appeals Update:**
- The Committee received a report from the Head of Planning which listed those appeals being dealt with and those awaiting decision.
- RESOLVED:** That the report be noted.
191. **Member Site Visits:**
- RESOLVED:** To note that there were no Members site visits to be arranged.
192. **Protocol for Planning Committee:**
- The Committee received a report of the Director of Planning, Development and Enterprise proposing changes to the Protocol for Members and Reserve Members when dealing with Planning Applications and Lobbying and the Council's Committee Procedure Rules.
- It was agreed to amend the wording of the proposed process to include:
- that applicants for major strategic schemes should be invited to make a presentation to all members of the Committee and reserves;
  - a motion to refuse an application recommended for approval by officers should state clearly the proposed material planning reasons for refusal.
- RESOLVED:** That additional paragraphs as set out in the report, and amended above, be recommended as additions to the Constitution Committee Procedure Rules and the 'Protocol for Members and Reserve Members when dealing with Planning Applications and Lobbying' to ensure that decisions are properly taken for planning reasons.
- (i) that the Changes be referred to the Standards Committee and then to full Council for approval as it has the effect of amending the Council's Constitution.

193. **Any Other Urgent Business:**(1) Bentley Priory – Date for Presentation

**RESOLVED:** That the Committee meet at the Civic Centre on Wednesday 13 February at 6.30 pm to receive a presentation from the applicants regarding Bentley Priory.

[Note: The Chairman, Councillor Marilyn Ashton, having declared a prejudicial interest in the above item, the Vice-Chairman, Councillor Joyce Nickolay, took the Chair for the duration of the item].

(Note: The meeting, having commenced at 6.30 pm, closed at 8.05 pm).

(Signed) COUNCILLOR MARILYN ASHTON  
Chairman

**SECTION 1 – MAJOR APPLICATIONS**

**LIST NO:** 1/01                      **APPLICATION NO:** P/3803/07/CFU/AF

**LOCATION:** Bentley Wood High School, Bridges Road, Stanmore  
HA7 3NA

**APPLICANT:** Mr Michael Harwood for Bentley Wood High School

**PROPOSAL:** Part Three / Part Four storey extension to north wing of school to provide post 16 (Sixth Form) educational facilities

**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 decision to grant the application was unanimous].

**LIST NO:** 1/02                      **APPLICATION NO:** P/3887/07/CFU/AF

**LOCATION:** Bentley Wood High School, Bridges Road, Stanmore  
HA7 3NA

**APPLICANT:** Ridge and Partners for Bentley Wood High School

**PROPOSAL:** One single storey and one two storey portacabin building to provide temporary classrooms and one two storey portacabin building to provide a temporary science block

**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 decision to grant the application was unanimous].

**LIST NO:** 1/03                      **APPLICATION NO:** P/3708/07/CFU/DT2

**LOCATION:** Peterborough Cottage, Garlands Lane, Harrow

**APPLICANT:** Kenneth W Reed & Associates for The Keepers and Governors of Harrow School

**PROPOSAL:** Redevelopment of Peterborough Cottage to provide new school boarding house

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

[Note: (i) Pursuant to Condition 4 the Committee requested that the landscaping scheme be submitted to the Committee for approval.  
(ii) The Committee wished it to be recorded that the decision to grant the application was unanimous].

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

**LIST NO:** 2/01                      **APPLICATION NO:**

**LOCATION:** Peterborough Cottage, Garlands Lane, Harrow on the Hill

**APPLICANT:** Kenneth W Reed & Associates for the Keepers and Governors of Harrow School

**PROPOSAL:** Conservation Area Consent: demolition of Peterborough Cottage and outbuildings

**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 decision to grant the

application was unanimous].

<b>LIST NO:</b>	2/02	<b>APPLICATION NO:</b>	P/4068/07/DOU/GL
<b>LOCATION:</b>	25 Elms Road, Harrow Weald, HA3 6BB		
<b>APPLICANT:</b>	Simpson McHugh for Farmbridge Developments		
<b>PROPOSAL:</b>	Outline for layout, scale, appearance and access: redevelopment to provide a detached three-storey block of 8 flats; new vehicular access and basement parking		
<b>DECISION:</b>	GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum:  [Note: (i) Pursuant to Condition 4 the Committee requested that the landscaping scheme be submitted to the Committee for approval. (ii) The Committee wished it to be recorded that the decision to grant the application was unanimous].		
<b>LIST NO:</b>	2/03	<b>APPLICATION NO:</b>	P/3797/07/CFU/GL
<b>LOCATION:</b>	Garden House, 5 St John's Road, Harrow, HA1 2EL		
<b>APPLICANT:</b>	Belinda Prichard for London Borough of Harrow		
<b>PROPOSAL:</b>	Temporary change of use from office (Class B1) to library (Class D1) for five years		
<b>DECISION:</b>	GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum:  The addition of Condition 3: The development hereby permitted shall retain provision for people with mobility impairments, to gain access to, and egress from, the building without the need to negotiate steps.  Reason: To ensure that the development will be accessible for people with disabilities in accordance with the policies of the Harrow Unitary Development Plan.  [Note: The Committee wished it to be recorded that the decision to grant the application was unanimous].		
<b>LIST NO:</b>	2/04	<b>APPLICATION NO:</b>	P/3373/07/CVA/DT2
<b>LOCATION:</b>	Gregan House, Parr Road, Stanmore		
<b>APPLICANT:</b>	C B Richard Ellis for Devonshire Development Ltd		
<b>PROPOSAL:</b>	Removal of conditions 3 and 4 of planning permission Ref: P/1934/07/CFU for changes to elevations		
<b>DECISION:</b>	GRANTED permission for the development described in the application and submitted plans.		
<b>LIST NO:</b>	2/05	<b>APPLICATION NO:</b>	P/3926/07/DDP/DC3
<b>LOCATION:</b>	Former Government Offices Site, Honeypot Lane, Stanmore HA7 1BB		
<b>APPLICANT:</b>	Turley Associates for Berkeley Urban Renaissance Ltd		
<b>PROPOSAL:</b>	Details of existing and proposed finished floor levels required by condition 27 of planning permission P/2317/06/CFU		
<b>DECISION:</b>	The application was withdrawn by the Applicant.		

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**LIST NO:** 2/06                      **APPLICATION NO:** P/3930/07/DDP/DT2

**LOCATION:** Former Government Offices Site, Honeypot Lane, Stanmore HA7 1BB

**APPLICANT:** Turley Associates for Berkeley Urban Renaissance Ltd

**PROPOSAL:** Details of phasing required by condition 22 of planning permission P/2317/06/CFU

**DECISION:** GRANTED permission for the development described in the application and submitted plans.

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

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

**LIST NO:** 3/01                      **APPLICATION NO:** P/4121/07/CFU/DC3

**LOCATION:** 118-120 Headstone Road, Harrow HA1 1PF

**APPLICANT:** Nu-Ne Lah Design for Botwellears Properties Ltd

**PROPOSAL:** Retention of 3-storey block of 14 flats with rooms in the roof space, parking for 2 cars and binstore to the front (resident permit restricted)

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

i) The proposed development, by way of poor roof design, higher eaves, and higher front and rear parapet walls, would poorly relate to the adjoining properties and detract from the character and appearance of the building and wider street scene contrary to policies 4B.1 of the London Plan 2004, D4 of the Harrow Unitary Development Plan 2004, Supplementary Planning Guidance: Designing New Development and Supplementary Planning Guidance: Extensions A Householders Guide (March 2003)

ii) The proposed development, by way of poor internal layout and inadequate room size, would produce unacceptable standards of accommodation and fail to meet requirements of Lifetime Homes Standards and Wheelchair Homes Standards, contrary to policies 3A.4 of The London Plan 2004 and Accessible Homes Supplementary Planning Document (April 2006)

[Note:

(i) As detailed in Minute 184, by virtue of Rule 27, Committee Procedural Rule 18 was suspended to allow members of the Committee to consider a letter from the Applicant dated 16 January 2008 which made representations about the application.

(ii) The Head of Planning had recommended that the above application be refused.

(iii) The voting was 5 for refusal and 3 abstaining. Councillors Marilyn Ashton, Joyce Nickolay, Don Billson, Julia Merison and Narinder Singh Mudhar wished to be recorded as having voted for the application to be refused].

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