
REPORT OF DEVELOPMENT MANAGEMENT COMMITTEE

MEETING HELD ON 27 FEBRUARY 2008

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 Osborn also attended this meeting to speak on the item indicated at Minute 197 below].

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

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

| <u>Ordinary Member</u> | <u>Reserve Member</u> |
|-----------------------------|--------------------------|
| Councillor Thaya Idaikkadar | Councillor Graham Henson |

197. 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 Osborn | Planning applications 2/04 and 2/05 |

198. Declarations of Interest:

RESOLVED: To note that there were no declarations of interests made by Members in relation to the business transacted at this meeting.

199. Arrangement of Agenda:

RESOLVED: That (1) 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 dispatch. It was admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision. |

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

200. Minutes:

RESOLVED: That the minutes of the meeting held on 23 January 2008 be taken as read and signed as a correct record.

201. **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.

202. **References from Council and other Committees/Panels:**

RESOLVED: To note that there were no references from Council or other committees.

203. **Representations on Planning Applications:**

That, in accordance with the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution), representations be received in respect of item 2/02 on the list of planning applications.

[Note: Subsequently, planning application 2/02 was deferred, and so the representations were not received].

204. **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.

205. **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.

206. **Member Site Visits:**

RESOLVED: That Member visits to the following sites take place on Saturday 15 March 2008 from 9.30 am:

| | | |
|------|---|---|
| 2/02 | - | 17 Winscombe Way, Stanmore, HA7 3AX |
| 2/06 | - | 137 Whitchurch Lane, Edgware, HA8 6NZ |
| 2/11 | - | The Old Coachworks Land to the rear of 1 – 7 Whitefriars Drive, Harrow Weald, HA3 5HJ |

(Note: The meeting, having commenced at 6.30 pm, closed at 7.55 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

| | | | |
|-------------------|--|------------------------|---------------|
| LIST NO: | 2/01 | APPLICATION NO: | P/3540/07/DFU |
| LOCATION: | 12 Alton Avenue, Stanmore, HA7 3PQ | | |
| APPLICANT: | Mr P Furlong and Mrs J Smith | | |
| PROPOSAL: | Single and two storey side extension and single storey front extension incorporating front porch (revised). | | |
| DECISION: | GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informative reported. | | |

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

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|-------------------|---|------------------------|---------------|
| LIST NO: | 2/02 | APPLICATION NO: | P/3266/07/DFU |
| LOCATION: | 17 Winscombe Way, Stanmore, HA7 3AX | | |
| APPLICANT: | Mrs Emma Simons | | |
| PROPOSAL: | Single / two storey rear extension, front porch, conversion of garage to habitable room with external alterations, rear dormer. | | |
| DECISION: | DEFERRED for a Member site visit. | | |

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|-------------------|--|------------------------|---------------|
| LIST NO: | 2/03 | APPLICATION NO: | P/3889/07/DFU |
| LOCATION: | 1 Howberry Road, Edgware, HA8 6SR | | |
| APPLICANT: | Mr J Donnan | | |
| PROPOSAL: | Single / two storey rear extension; external alterations; conversion to two flats; relocated vehicle access (revised). | | |
| 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 and the following: | | |

(i) Inserting condition 9 to read:

Notwithstanding the detail shown on drawing JD/1HR/11 Rev B the approach to the front entrance door shall be re-graded at a gradient of no more than 1:20 before the development hereby permitted is occupied.

REASON: To provide satisfactory access for disabled persons.

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

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| LIST NO: | 2/04 | APPLICATION NO: | P/2719/07/DFU |
| LOCATION: | 19 – 23 High Street, Pinner, HA5 5PJ | | |
| APPLICANT: | Starbucks Coffee (UK) Ltd | | |
| PROPOSAL: | Retention of shopfronts on High Street and Bishops Walk. | | |
| DECISION: | REFUSED permission for the development described in the application and submitted plans for the following reason: | | |

(i) The proposed retention of the shop fronts would not preserve or enhance the character or appearance of the Pinner High Street Conservation Area, by reason of the blank fascia over the previous entrance, the removal of doors, relocation of them and the poor finish and design thereof, which would be detrimental to the visual amenity in the street scene, contrary to HUDP policies D4 and D14.

[Note: (1) During discussion on the above item, it was moved and seconded that the application be refused for the reason given. Upon being put to a vote, this was carried;

(2) Councillors Marilyn Ashton, Don Billson, Julia Merison, Narinder Singh Mudhar and Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application;

(3) Councillor Keith Ferry wished to be recorded as having voted against the decision to refuse the application;

(4) the Head of Planning had recommended that the above application be granted, had the applicant not appealed against non-determination].

(See also Minute 197)

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|-------------------|---|------------------------|---------------|
| LIST NO: | 2/05 | APPLICATION NO: | P/2717/07/DAD |
| LOCATION: | 19 – 23 High Street, Pinner, HA5 5PJ | | |
| APPLICANT: | Starbucks Coffee (UK) Ltd. | | |
| PROPOSAL: | Externally illuminated fascia and projecting signs. | | |
| DECISION: | REFUSED permission for the development described in the application and submitted plans for the following reason: | | |

(i) The proposed externally illuminated fascia and projecting signs would appear unbalanced, out of keeping and visually obtrusive in the street scene particularly at night and therefore will not preserve or enhance the character or appearance of the Pinner High Street Conservation Area, contrary to HUDP policies D4 and D14.

[Note: (1) During discussion on the above item, it was moved and seconded that the application be refused for the reason given. Upon being put to a vote, this was carried;

(2) Councillors Marilyn Ashton, Don Billson, Julia Merison, Narinder Singh Mudhar and Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application;

(3) Councillors Keith Ferry and Graham Henson wished to be recorded as having voted against the decision to refuse the application;

(4) the Head of Planning had recommended that the above application be granted, had the applicant not appealed against non-determination].

(See also Minute 197)

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| LIST NO: | 2/06 | APPLICATION NO: | P/3969/07/DFU |
| LOCATION: | 137 Whitchurch Lane, Edgware, HA8 6NZ | | |
| APPLICANT: | Bala Kylassum | | |
| PROPOSAL: | Rear dormer; conversion to two flats; widening of vehicle access. | | |
| DECISION: | DEFERRED for a Member site visit. | | |

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| LIST NO: | 2/07 | APPLICATION NO: | P/3972/07/DFU |
| LOCATION: | 91A Stanmore Hill, Stanmore, HA7 3DZ | | |
| APPLICANT: | Jamie Dean and Co | | |
| PROPOSAL: | Change of use from retail to financial and professional services (class A1 to A2). | | |

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.

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

LIST NO: 2/08 **APPLICATION NO:** P/3647/07/DFU

LOCATION: 18 – 28 Masons Avenue, Harrow, HA3 5AP

APPLICANT: Atlas Coaches Ltd

PROPOSAL: Change of use from light industry (B1) to parking / storage of vehicles (cabs / minibuses) (sui generis)

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

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

LIST NO: 2/09 **APPLICATION NO:** P/4142/07/DFU

LOCATION: 5 The Quadrant, Headstone Gardens, Harrow, HA2 6PH

APPLICANT: Miss N Ali

PROPOSAL: Change of use from shop (class A1) to restaurant (class A3); single storey rear extension and installation of extract duct at rear elevation.

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.

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

LIST NO: 2/10 **APPLICATION NO:** P/4096/07/CFU

LOCATION: 28 Shaftesbury Circle, Harrow, HA2 0AT

APPLICANT: Mr M B Patel

PROPOSAL: Sub division and change of use of car showroom (sui generis) to 4 self-contained shop / retail (class A1) units with new shopfronts and single storey rear extensions; external alterations and parking at rear.

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 and the following:

(i) Inserting a further condition which states:

"The development hereby permitted shall not commence until a scheme for:

- The storage and disposal of refuse / waste
- The vehicular access thereto

has been submitted to, and approved in writing by, the local planning authority. The use hereby permitted shall not be commenced until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure adequate standards of hygiene and refuse / waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties".

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

LIST NO: 2/11 **APPLICATION NO:** P/4054/07/DFU
LOCATION: The Old Coachworks Land to the rear of 1 – 7 Whitefriars Drive, Harrow Weald, HA3 5HJ
APPLICANT: Stablewood Ltd
PROPOSAL: Three storey block of 8 flats with associated parking and landscaping.
DECISION: DEFERRED for a Member Site Visit.

LIST NO: 2/12 **APPLICATION NO:** P/3980/07/CFU
LOCATION: Kenmore Park First and Middle School, Moorhouse Road, Kenton, HA3 9JA
APPLICANT: London Borough of Harrow
PROPOSAL: Single storey extension to provide children's centre.
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.

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

LIST NO: 2/13 **APPLICATION NO:** P/3374/07/DAD
LOCATION: The Case is Altered Public House, 28 Old Redding, Harrow Weald, HA3 6SE.
APPLICANT: Mark Douglas
PROPOSAL: Externally illuminated freestanding sign and wall sign, 2 X non illuminated free standing signs.
DECISION: DEFERRED to allow officers to further consider the proposals

LIST NO: 2/14 **APPLICATION NO:** P/4013/07/DDP
LOCATION: Former Government Offices Site, Honeypot Lane, Stanmore, HA7 1BB
APPLICANT: Berkeley Urban Renaissance Ltd
PROPOSAL: Details of existing and proposed boundary treatment pursuant to condition 4 of planning permission ref: P/2317/06/CFU allowed on appeal 12 November 2007 (redevelopment for 798 residential units [including 40% affordable housing] 959 square metres class A1 / A2 / A3 / A4 / A5 / D1 and D2 floorspace; 7927 square metres of B1 (A), (B), (C) floorspace).

DECISION: GRANTED permission for the development described in the application.

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

LIST NO: 2/15 **APPLICATION NO:** P/4037/07/CDP
LOCATION: Former Government Offices Site, Honeypot Lane, Stanmore, HA7 1BB
APPLICANT: Berkeley Urban Renaissance Ltd

PROPOSAL: Details of compensatory flood storage works measures pursuant to condition 29 of planning permission ref: P/2317/06/CFU allowed on appeal 12 November 2007 (redevelopment for 798 residential units [including 40% affordable housing], 959 square metres class A1 / A2 / A3 / A4 / A5 / D1 and D2 floorspace; 7927 square metres of B1 (A), (B), (C) floorspace).

DECISION: DEFERRED to await clearance of the proposal by the Environment Agency.

LIST NO: 2/16 **APPLICATION NO:** P/4015/07/CDP

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

APPLICANT: Berkeley Urban Renaissance Ltd

PROPOSAL: Details of contamination investigation and remediation pursuant to condition 2 of planning permission ref: P/2317/06/CFU allowed on appeal 12 November 2007 (redevelopment for 798 residential units).

DECISION: APPROVED the details of condition 2, as described in the application.

[Note: The Committee wished for it to be recorded that the decision to approve the details of the condition was unanimous].

LIST NO: 2/17 **APPLICATION NO:** P/4036/07/CDP

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

APPLICANT: Berkeley Urban Renaissance Ltd

PROPOSAL: Details of surface water control measures pursuant to condition 28 of planning permission ref: P/2317/06/CFU allowed on appeal 12 November 2007 (redevelopment for 798 residential units [including 40% affordable housing], 959 square metres class A1 / A2 / A3 / A4 / A5 / D1 and D2 floorspace; 7927 square metres of B1 (A), (B), (C) floorspace).

DECISION: DEFERRED to await clearance of the proposal by the Environment Agency.

LIST NO: 2/18 **APPLICATION NO:** P/4040/07/CDP

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

APPLICANT: Berkeley Urban Renaissance Ltd

PROPOSAL: Details of the maintenance regime for the flood storage works pursuant to condition 30 of planning permission ref: P/2317/06/CFU allowed on appeal 12 November 2007 (redevelopment for 798 residential units [including 40% affordable housing], 959 square metres class A1 / A2 / A3 / A4 / A5 / D1 and D2 floorspace; 7927 square metres of B1 (A), (B), (C) floorspace).

DECISION: DEFERRED to await clearance of the proposal by the Environment Agency.

LIST NO: 2/19 **APPLICATION NO:** P/0263/08/DDP

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

APPLICANT: Berkeley Urban Renaissance Ltd

PROPOSAL: Details of finished floor levels pursuant to condition 27 of planning permission ref: P/2317/06/CFU allowed on appeal 12 November 2007 (redevelopment for 798 residential units [including 40% affordable housing], 959 square metres class A1 / A2 / A3 / A4 / A5 / D1 and D2 floorspace; 7927 square metres of B1 (A), (B), (C) floorspace).

DECISION: APPROVED the details of condition 27, as described in the application.

[Note: The Committee wished for it to be recorded that the decision to approve the details of the condition was unanimous].

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| LIST NO: | 2/20 | APPLICATION NO: | P/0458/08/CVA |
| LOCATION: | Former Government Offices Site, Honeypot Lane, Stanmore, HA7 1BB | | |
| APPLICANT: | Berkeley Urban Renaissance Ltd | | |
| PROPOSAL: | Variation of condition 26 (details of surface water drainage attenuation and storage works) of planning permission ref: P/2317/06/CFU allowed on appeal 12 November 2007 (redevelopment for 798 residential units [including 40% affordable housing], 959 square metres class A1 / A2 / A3 / A4 / A5 / D1 and D2 floorspace; 7927 square metres of B1 (A), (B), (C) floorspace). | | |
| DECISION: | APPROVED the variation of condition 26 to read: Development of any buildings shall not begin until surface water drainage, attenuation and storage works have been carried out to serve the development hereby permitted, in accordance with details to be submitted and approved in writing by the local planning authority. REASON: To ensure that adequate drainage facilities are provided. [Note: The Committee wished for it to be recorded that the decision to approve the variation of the condition was unanimous]. | | |
