
REPORT OF STRATEGIC PLANNING COMMITTEE

MEETING HELD ON 25 JUNE 2008

Chairman: * Councillor Marilyn Ashton

Councillors: * Husain Akhtar (5) * Thaya Idaikkadar
 * Don Billson * Julia Merison
 * Mrinal Choudhury * Joyce Nickolay
 * Keith Ferry

* Denotes Member present
 (5) Denote category of Reserve Members
 † Denotes apologies received

[Note: Councillor Narinder Singh Mudhar and Councillor Bill Stephenson also attended this meeting to speak on the item indicated at Minute 256 below].

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES

254. **Announcement by Chairman:**
 The Chairman referred to email and newspaper communications which conveyed the opinion that Members of the Strategic Planning Committee voted on Party lines. She wished to emphasise that this was not the case. All members of Planning Committees had received training, cross party briefings were held prior to the meetings and if members voted in the same manner this was due to their having the same opinion on the matter.
255. **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 Robert Benson | Councillor Husain Akhtar |
256. **Right of Members to Speak:**
 It was moved and seconded that one Councillor, who was not a Member of the Committee, be allowed to speak for a maximum of five minutes on each item with preference being given to ward councillors.
- RESOLVED:** That, in accordance with Committee Procedure Rule 4.1, the following Councillors, who were not Members of the Committee, were allowed to speak on the agenda item indicated:
- | <u>Councillor</u> | <u>Planning Application</u> |
|----------------------------------|------------------------------------|
| Councillor Narinder Singh Mudhar | Planning Application 1/01 and 1/02 |
| Councillor Bill Stephenson | Planning Application 1/03 |
- [Note: The Committee wished it to be recorded that the voting was as follows:
 Councillors Husain Akhtar, Marilyn Ashton, Don Billson, Julia Merison and Joyce Nickolay in support
 Councillors Mrinal Choudhury, Keith Ferry and Thaya Idaikkadar abstained]
257. **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.
258. **Arrangement of Agenda:**
RESOLVED: That (1) in accordance with the Local Government (Access to Information) Act 1985, the following 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>
Addendum	This contained information relating to various items on the agenda and was based on information received after the dispatch of the agenda. 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.

259. **Minutes:**
RESOLVED: That the minutes of the meeting held on 14 May 2008, be taken as read and signed as a correct record.
260. **Public Questions and Deputations:**
RESOLVED: To note that no public questions were put or deputations received at the meeting under the provisions of Committee Procedure Rule 19 and 17 respectively.
261. **Petitions:**
RESOLVED: To note the receipt of the following petitions, the terms of which were read to the Committee:
- Petition from Roxborough Road Residents Association, signed by 68 persons, objecting to the proposals for the Harrow College and Travis Perkins sites in their present form
 - Petition from residents of Roxborough Avenue and Roxborough Park, signed by 106 persons objecting to the proposals for the Harrow College site and Travis Perkins site in their current form
 - Petition from local residents, signed by 35 persons, objecting to the proposed development at Harrow College
 - Petition from local residents, signed by 22 persons, objecting to the overdevelopment of Harrow Town Centre
 - Petition from residents of Ashburnham Avenue, signed by 14 persons, objecting to the proposed developments at Harrow College
 - Petition from residents of Ashburnham Avenue, signed by 14 persons, objecting to the proposed development at Neptune Point
262. **References from Council and other Committees/Panels:**
RESOLVED: To note that there were no references from Council or other Committees.
263. **Representations on Planning Applications:**
RESOLVED: That (1) in accordance with the provisions of Committee Procedural Rule 18, representations be received in respect of items 1/01, 1/02 and 1/03;
 (2) in accordance with the provisions of Committee Procedural Rule 18, a maximum of two speakers be permitted to address the Committee on each item and the length of time for representations be for a maximum of five minutes each.
264. **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.
265. **White Lion Football Ground - Edgware Town Club:**
 Consideration was given to a request for an extension of time to complete a Section 106 Agreement relating to White Lion Football Ground, Edgware Town Football Club. It was noted that the Committee had approved heads of terms for the Agreement on 10th September 2007.
RESOLVED: That the time for completion of the Agreement be extended by two months from 25th June 2008.
266. **Urgent Non-Executive Decision: Highway Stopping Up Gayton Road - for Information:**
RESOLVED: To note and, insofar as is necessary, confirm the decision taken with the approval of the Chairman and Nominated Member to authorise the issue of Stopping

Up Notices and to make the Stopping Up Order if no sustainable objections were received.

267. **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.

268. **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 9.00 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

SECTION 1 – MAJOR APPLICATIONS

LIST NO:	1/01	APPLICATION NO:	P/0708/08/COU/DT2
LOCATION:	Harrow College Lowlands Road Harrow, HA1 3AQ		
APPLICANT:	Harrow College		
PROPOSAL:	Outline: Redevelopment Of Part Of Harrow College Site To Provide Flats In A Range Of 404 To 420 In Five Blocks Rising To Twelve Storeys And Basement, New Access, Basement Car Parking In A Range Of 202 To 210 Spaces, Cycle Parking In A Range Of 404 To 420 Spaces, Associated Open Space And Landscaping Involving The Retention Of 'The White House', Creation Of New Pedestrian Streets And Routes Linked To A Public Square And Reconfigured Metropolitan Open Land & Resident Permit Restricted		
DECISION:	<p>REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposal represents an overdevelopment by reason of excessive mass and bulk to the detriment of the character of the area, contrary to policies PPS 1 and 3 and S1 and D4 of the Harrow Unitary Development Plan. 2. The proposal would have an adverse effect on the setting of the listed building and would not preserve or enhance the character and appearance of the adjoining Conservation Area and Area of Special Character, contrary to HUDP policies D11 and D14. <p>[Note: The Committee wished for it to be recorded that the voting was as follows: Councillors Mrinal Choudhury, Keith Ferry and Thaya Idaikkadar as having abstained from voting Councillors Husain Akhtar, Marilyn Ashton, Don Billson, Julia Merison and Joyce Nickolay as having voted against the decision]</p>		

LIST NO:	1/02	APPLICATION NO:	P/0709/08/DLB/DT2
LOCATION:	Harrow College Lowlands Road Harrow, HA1 3AQ		
APPLICANT:	Harrow College		
PROPOSAL:	Listed Building Consent: Demolition Of Buildings Within The Curtilage Of, And Linked To, The Listed Building - The White House		
DECISION:	<p>REFUSED permission for the development described in the application and submitted plans for the following reasons:</p> <p>In the absence of an approved permitted development for the site, the application is premature and its grant would have an adverse effect on the Listed Building, contrary to HUDP policy D11.</p> <p>[Note: The Committee wished for it to be recorded that the voting was as follows: Councillors Mrinal Choudhury, Keith Ferry and Thaya Idaikkadar as having abstained from voting]</p>		

Councillors Husain Akhtar, Marilyn Ashton, Don Billson, Julia Merison and Joyce Nickolay as having voted against the decision]

LIST NO:	1/03	APPLICATION NO:	P/0596/08/CFU/DC3
LOCATION:	Former Travis Perkins, 19 Pinner Road, Harrow, HA1 4ES		
APPLICANT:	London Underground and Parkridge Developments		
PROPOSAL:	Redevelopment Of Builders Yard: Nine Storey Building With Basement Comprising A Ground Floor Café/Restaurant (Class A3 Use), 3485 Sqm Second Floor Sainbury's Food Store (Class A1 Use) With 220 Retail Parking Spaces, 146 Flats In Four To Six Storeys Above The Retail Use, 75 Residential Parking Spaces, Secure Cycle Parking (1 Per Dwelling & 51 For The Retail Use) Landscaped Roof Gardens Above The Retail Use, Retail Parking Access Off Pinner Road, Residential Parking And Service Access Off Neptune Road, Improvements To Pinner Road/Neptune Road Junction And Public Realm Enhancement Of Pedestrian Underpass (Resident Permit Restricted)		
DECISION:	DEFERRED to gather further information regarding material considerations and in particular for officers to: <ol style="list-style-type: none"> 1. Contact CABE and discuss their objections to the proposal; 2. Contact the GLA to ensure that there are no outstanding matters; and 3. Further explore the traffic and highways impact <p>[Note: The Committee wished it to be recorded that the decision to defer was unanimous]</p>		

LIST NO:	1/04	APPLICATION NO:	P/0716/08/CFU/AF
LOCATION:	Canons High School, Shaldon Road, Edgware, HA8 6AL		
APPLICANT:	Harrow Council		
PROPOSAL:	Redevelopment To Provide New Three-Storey Post-16 Centre Including Classrooms, Science Facilities And Study Areas		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported. <p>[Note: (1) Councillor Thaya Idaikkadar was not present for the whole of the item so was unable to take part in the discussion</p> <p>(2) The Committee wished it to be recorded that the decision to grant the application was unanimous by those able to vote]</p>		

LIST NO:	1/05	APPLICATION NO:	P/1305/08/CFU/AF
LOCATION:	Hatch End High School, Headstone Lane, Harrow, HA3 6NR		

APPLICANT: Harrow Council

PROPOSAL: Construction Of A Two-Storey Sixth Form Centre To Provide Classrooms, I.T. Units, And A Dining/Social Area, And An Extension To The Great Hall To Provide Additional Dance/Drama Facilities

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

[Note: (1) The Committee wished it to be recorded that the decision to grant the application was unanimous

(2) The officers undertook to contact the school with regard to provision of lockers]

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/0191/08/DDP/DC3

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

APPLICANT: Berkeley Urban Renaissance Ltd

PROPOSAL: Details Of Refuse Arrangements Required By Condition 20 Of Planning Permission Reference: P/2317/06/CFU Allowed On Appeal 12 November 2007

DECISION: APPROVED the details of refuse arrangements required by condition 20 of the planning permission.

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

LIST NO: 2/02 **APPLICATION NO:** P/0279/08/CVA/MRE

LOCATION: Parkville House, Red Lion Parade, Bridge Street, Pinner

APPLICANT: Auger Investments

PROPOSAL: Variation Of Conditions 2, 3, 5 And 6 Of Permission P/993/04/Cfu To Allow Submission Of Details Before The Development Is Occupied

DECISION: GRANT variation of conditions 2, 3, 5 and 6 described in the application subject to the conditions outlined in the report.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/1389/08/DFU/MRE

LOCATION: 19-23 High Street, Pinner

APPLICANT: Starbucks Coffee Co (UK) Ltd.

PROPOSAL: Continued Use As Coffee Shop

DECISION: REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the following reason:

The proposal results in an unacceptable loss of retail frontage, leading to loss of vitality of the shopping parade and Pinner District Centre as a whole, contrary to policy EM16 of the Harrow Unitary Development Plan (2004)

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