
REPORT OF DEVELOPMENT MANAGEMENT COMMITTEE

MEETING HELD ON 15 JULY 2008

Chairman: * Councillor Marilyn Ashton

Councillors: * Don Billson * Thaya Idaikkadar
 * Mrinal Choudhury (1) * Julia Merison
 * G Chowdhury (2) * Joyce Nickolay
 * Keith Ferry

* Denotes Member present
 (1), (2) Denote category of Reserve Members

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES

 246. **Attendance by Reserve Members:**

RESOLVED: To note the attendance of the following duly appointed Reserve Members:

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor Robert Benson	Councillor Golam Chowdhury
Councillor Krishna James	Councillor Mrinal Choudhury

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

RESOLVED: To note that there were no requests to speak from Members who were not Members of the Committee.

 248. **Declarations of Interest:**

RESOLVED: To note that the following interests were declared:

<u>Agenda Item</u>	<u>Member</u>	<u>Nature of Interest</u>
11. Planning Applications Received item 2/09 Bentley Wood High School, Bridges Road, Stanmore, HA7 3NA	Councillor Marilyn Ashton	Personal interest in that Councillor Ashton had been invited to the reopening of the school's building in her capacity as a ward Councillor. Councillor Ashton remained in the room and took part in the discussion and decision making on this item.
11. Planning Applications Received item 3/01 – 3 Aylwards Rise, Stanmore, HA7 3EH	Councillor Marilyn Ashton	Prejudicial interest in that Councillor Ashton had a close involvement in a cluster of houses near the site. Councillor Ashton left the room and took no part in the discussion or decision making on this item.
11. Planning Applications Received item 2/13 – 190 Kenmore Avenue, Harrow, HA3 8PR	Councillor Golam Chowdhury	Personal interest in that Councillor Chowdhury lived on the same road as the application to be determined, although not nearby. Councillor Chowdhury remained in the room and took part in the discussion and decision making on this item.

11. Planning Applications Received item 3/03 174 – 178 Kenton Road, Harrow, HA3 8BL	Councillor Mrinal Choudhury	Personal interest in that Councillor Choudhury lived close to the application site. Councillor Choudhury remained in the room and took part in the discussion and decision making on this item.
--	--------------------------------	---

249. **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.
9. References from Council and Other Committees / Panels	These reports were not available at the time the agenda was printed and circulated as the referrals from Council were made on 10 July 2008. Members were requested to consider this item, as a matter of urgency, so that the referrals could be reported as soon as possible.

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

250. **Minutes:**

RESOLVED: That the minutes of the meeting held on 4 June 2008, be taken as read and signed as a correct record.

251. **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 respectively.

252. **Reference from Council Meeting Held on 10 July 2008: Petition Relating to Proposal at 39 High Worples, Harrow, HA2 9SX:**

The Committee received the above petition which had been presented to the Council meeting on 10 July 2008.

RESOLVED: That the petition be received and noted.

253. **Reference from Council Meeting Held on 10 July 2008: Petition Relating to Proposal at 15 The Close, HA5 1PH:**

The Committee received the above petition which had been presented to the Council meeting on 10 July 2008.

RESOLVED: That the petition be received and noted.

254. **Representations on Planning Applications:**

RESOLVED: 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.

255. **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.

256. **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.
257. **The Future of Building Control CLG Consultation:**
The Committee received an information report of the Head of Development Management and Building Regulations on the Department for Communities and Local Government (CLG) consultation paper on the future of Building Control.
- RESOLVED:** That officers, in consultation with the chairman and nominated member, write to the Department for Communities and Local Government expressing concerns relating to the proposal that money raised from the building control department should be ringfenced and restricted, as contained in the consultation paper on the future of Building Control
258. **31 Bellfield Avenue, Harrow, HA3 6ST:**
The Committee received a report of the Director of Legal and Governance Services which requested a two month extension of time to complete a Section 106 Agreement relating to 31 Bellfield Avenue, Harrow, HA3 6ST.
- RESOLVED:** That the time for completion of a Section 106 Agreement relating to 31 Bellfield Avenue, Harrow, HA3 6ST be extended by two months from 15th July 2008.
259. **Member Site Visits:**
- RESOLVED:** That Member visits to the following sites takes place on Friday 1 August 2008 from 6.00pm.
- 2/02 – 11 Norman Crescent, Pinner, HA5 3QQ
2/03 – 176 Marsh Lane, Stanmore, HA7 2SL.

(Note: The meeting, having commenced at 6.30 pm, closed at 8.06 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO:	2/01	APPLICATION NO:	P/0990/08/DFU/MT
LOCATION:	10 Hillcrest Avenue, Pinner, HA5 1AJ.		
APPLICANT:	Mr G Orengo & Miss L Fennelly.		
PROPOSAL:	Two Storey Side Extension.		
DECISION:	<p>REFUSED permission for the development described in the application and submitted plans for the following reason:</p> <p>(i) The proposal, by reason of the orientation and relationship with number 9 Hillcrest Avenue does not comply with the 45 degree code as set out in Harrow's Supplementary Planning Guidance, Extensions: 'A Householders Guide' and would materially affect the amount of daylight and sunlight in the protected kitchen window on the flank wall of the neighbouring property to the detriment of the residential amenities of the occupiers thereof, contrary to HUDP policy D4.</p> <p>[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;</p> <p>(2) Councillors Marilyn Ashton, Don Billson, Golam Chowdhury, Julia Merison and Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application.</p> <p>(3) Councillors Mrinal Choudhury, Keith Ferry and Thaya Idaikkadar wished to be recorded as having voted against the decision to refuse the application;</p> <p>(4) The Head of Planning had recommended that the above application be granted].</p>		

LIST NO:	2/02	APPLICATION NO:	P/1608/08/DFU/HG
LOCATION:	11 Norman Crescent, Pinner, HA5 3QQ.		
APPLICANT:	Mr R Dattani.		
PROPOSAL:	Single and Two Storey Side and Rear Extensions.		
DECISION:	DEFERRED for a Member Site Visit.		
	<p>[Prior to discussing the above application, the Committee received representations from an objector and the applicant's representative, which were noted].</p>		

LIST NO:	2/03	APPLICATION NO:	P/1427/08/DCO/NR
LOCATION:	176 Marsh Lane, Stanmore, HA7 2SL.		
APPLICANT:	Mr N Ahmed.		
PROPOSAL:	Retention of Single Storey Rear Extension and Alterations.		
DECISION:	DEFERRED for a Member Site Visit.		

LIST NO: 2/04 **APPLICATION NO:** P/0190/08/DFU/SB5
LOCATION: 4 Greenway, Pinner, HA5 3SR.
APPLICANT: Mr S Gupta.
PROPOSAL: Conversion of Dwelling House to Two Flats; Single Storey Rear Extension; External Alterations.
DECISION: GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported.

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

LIST NO: 2/05 **APPLICATION NO:** P/1302/08/DFU/MRE
LOCATION: 47 Balmoral Road, Harrow, HA2 8TE
APPLICANT: Mr Shany Gupta.
PROPOSAL: Single Storey Rear Extension and Conversion of Dwelling House to Two Flats with Front Ramp; External Alterations and One Parking Space.
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

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

LIST NO: 2/06 **APPLICATION NO:** P/1386/08/DFU/NR
LOCATION: Elm Park Clinic, 69 Elm Park, Stanmore, HA7 4AJ
APPLICANT: Dr N N O'Sullivan.
PROPOSAL: Variation of Condition 7 of Planning Permission LBH/36494 to Allow Two Doctors to Practice Concurrently at the Premises.
DECISION: GRANTED permission for the variation described in the application and submitted plans, as amended on the Addendum, subject to a legal agreement and the conditions and informatives reported.

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

LIST NO: 2/07 **APPLICATION NO:** P/1317/08/DFU/SB5
LOCATION: Land to the Rear of 40 – 42 Greenford Road, Harrow, Middlesex, HA1 3QH.
APPLICANT: Genesis Housing Group.
PROPOSAL: Two Storey Building Providing Six Flats and Parking with Access Between 30 and 36 Greenford Road.
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/08 **APPLICATION NO:** P/1696/08/DCO/MRE
LOCATION: 19-23 High Street, Pinner, HA5 5PJ.
APPLICANT: Starbucks Coffee Co (UK) LTD.
PROPOSAL: Retention of Air Conditioning Units and Extraction Apparatus at Rear.
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives 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/1630/08/CFU/ML1
LOCATION: Bentley Wood High School, Bridges Road, Stanmore, HA7 3NA.
APPLICANT: Harrow Council.
PROPOSAL: Replacement Temporary Mobile Classroom (2 Years).
DECISION: DEFERRED at officers' request to obtain further information on the proposal and other existing temporary classrooms on the site.

LIST NO: 2/10 **APPLICATION NO:** P/0772/08/DFU/GL
LOCATION: 6 Kingsway Crescent, Harrow, HA2 6BG.
APPLICANT: Mark Maley.
PROPOSAL: Single Storey Rear Extension; Front Porch.
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

[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/1681/08/DFU/JB1
LOCATION: 26 Bellfield Avenue, Harrow, HA3 6SX
APPLICANT: Mr Nick Fitzgerald.
PROPOSAL: Single Storey Outbuilding in Rear Garden.
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

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

LIST NO: 2/12 **APPLICATION NO:** P/1139/08/DAD/SG
LOCATION: 6 Canons Corner, Edgware, HA8 8AE.
APPLICANT: Bankmachine Ltd.
PROPOSAL: Illuminated ATM Sign on Shopfront.
DECISION: GRANTED permission for the advertisement described in the application and submitted plans, subject to the conditions and informatives 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/1938/08/DFU/BS
LOCATION: 190 Kenmore Avenue, Harrow, HA3 8PR.
APPLICANT: Mr Hitesh Patel.
PROPOSAL: Single Storey Rear Extension.
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].

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/1196/08/DFU/NR
LOCATION: 3 Aylwards Rise, Stanmore, HA7 3EH
APPLICANT: Mrs Valerie Bloohn.
PROPOSAL: Removal of Condition 2 of Appeal Planning Permission APP/M5450/A/07/2039231 Which Requires Glazing in Front Dormer Window to be made of Purpose Made Obscure Glass and Permanently Fixed Shut.
DECISION: REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for reason reported.

[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].

LIST NO: 3/02 **APPLICATION NO:** P/1304/08/DFU/SG
LOCATION: 6 Canons Corner, Edgware, HA8 8AE
APPLICANT: Bankmachine Ltd.
PROPOSAL: ATM on Shop Frontage.
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason reported.

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

LIST NO: 3/03 **APPLICATION NO:** P/0029/08/DFU/ML1
LOCATION: 174 – 178 Kenton Road, Harrow, HA3 8BL.
APPLICANT: Mr N Patel.
PROPOSAL: Change of Use From Retail to Restaurant / Drinking Establishment (Class A1 to Classes A3 and A4).
DECISION: REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the reasons reported.

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