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**REPORT OF STRATEGIC PLANNING COMMITTEE**


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**MEETING HELD ON 10 SEPTEMBER 2008**


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Chairman: \* Councillor Marilyn Ashton

Councillors: \* Husain Akhtar \* Manji Kara (1)  
 \* Mrinal Choudhury \* Julia Merison  
 \* Keith Ferry \* Joyce Nickolay  
 \* Graham Henson (2)

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

Following the approval of a Non-Executive Action, Councillor Robert Benson was replaced by Councillor Husain Akhtar on the Committee.

**PART I - RECOMMENDATIONS - NIL**
**PART II - MINUTES**
**280. 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 Don Billson	Councillor Manji Kara
Councillor Thaya Idaikkadar	Councillor Graham Henson

**281. 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>Planning Application</u>
Bill Stephenson	1/03 – Former Travis Perkins, 19 Pinner Road, Harrow

**282. 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 1/03 – Former Travis Perkins, 19 Pinner Road, Harrow	Councillor Husain Akhtar	Personal interest in that Councillor Akhtar knew 2 objectors who had registered to speak as their children went to the same school as his children approximately 20 years ago. Councillor Akhtar remained in the room and took part in the discussion and decision making on this item.
	Councillor Paul Osborn	The Member who was not a Member of the Committee declared a prejudicial interest in that Councillor Osborn lived opposite the Travis Perkins site. Councillor Osborn left the room during the discussion and decision making on this item.

	)	Councillor Eileen Kinnear	The Member who was not a Member of the Committee declared a personal interest in that Councillor Kinnear owned a property in Harrow Town Centre. Councillor Kinnear remained in the room during the discussion and decision making on this item.
11. Planning Applications Received. Item 1/02 – Stanmore College, Elm Park, Stanmore	)	Councillor Mrinal Choudhury	Prejudicial interest in that a fellow Labour Councillor in Harrow was the Vice Principal of Stanmore College. Councillor Choudhury realised the interest during the discussion on this item and left the room immediately. He did not take part in the decision making on this item.
	)	Councillor Keith Ferry	Prejudicial interest in that a fellow Labour Councillor in Harrow was the Vice Principal of Stanmore College. Councillor Ferry realised the interest during the discussion on this item and left the room immediately. He did not take part in the decision making on this item.
	)	Councillor Graham Henson	Prejudicial interest in that a fellow Labour Councillor in Harrow was the Vice Principal of Stanmore College. Councillor Henson realised the interest during the discussion on this item and left the room immediately. He did not take part in the decision making on this item.

283. **Arrangement of Agenda:**

**RESOLVED:** That (1) in accordance with the provisions of the Local Government Act 1985, the following items be admitted to the agenda by virtue of the special circumstances and grounds for urgency detailed below:

<u>Agenda Item</u>	<u>Special Circumstances / Reasons 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.
11. Planning Applications Received	Planning application ref: P/2367/08 was originally presented to the Development Management Committee on 3 September 2008. The Committee resolved to defer the item to the Strategic Planning Committee on 10 September 2008. As a result this report was not printed and circulated with the agenda. Members were requested to consider this item as a matter of urgency.

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

284. **Minutes:**

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

285. **Public Questions:**

**RESOLVED:** To note that there were no public questions to be received at this meeting under the provisions of Committee Procedure Rule 19 (Part 4B of the Constitution).

286. **Petitions:**

**RESOLVED:** To note the receipt of the following petitions which were considered with the relevant planning applications on the agenda:

1. Petition from the Harrow Recreation Ground Users Association, signed by 10 persons, objecting to the application for development at Neptune Point.
2. Petition from local residents, signed by 10 persons, objecting to the proposed development on the Travis Perkins, Neptune Road site.
3. Petition from the Roxborough Road Residents Association, signed by 79 persons, objecting to the application for the Travis Perkins site in its present form.
4. Petition from local residents, signed by 111 persons objecting to the development of the Travis Perkins Site.
5. Petition from local residents, signed by 50 persons objecting to the proposal to build a Sainsbury's supermarket and high rise flats on the site of the Travis Perkins timber yard.
6. Petition from local residents, signed by 101 persons requesting that the Strategic Planning Committee take a further look at the Stanmore College rebuild application and perform a site visit to observe problems associated with the development in the residential area.

287. **Deputations:**

**RESOLVED:** To note that no deputations were received at this meeting under the provisions of Committee Procedure Rule 17 (Part 4B of the Constitution).

288. **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.

289. **Representations on Planning Applications:**

The Committee received a late request for a representation for item 1/03 – Former Travis Perkins, 19 Pinner Road, Harrow. This was in addition to the other requests received by the deadline specified by Committee Procedure Rule 18.2

**RESOLVED:** That (1) in accordance with the provisions of Committee Procedure Rule 27.1 (Part 4B of the Constitution), Committee Procedure Rule 18 be suspended to receive representations on item 1/03;

(2) in accordance with the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution), representations be received in respect of items 1/02 and 1/05 on the list of planning applications;

(3) in accordance with the provisions of Committee Procedure Rule 18, the length of time for representations be a maximum of five minutes each.

290. **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.

291. **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.

292. **Member Site Visits:**

**RESOLVED:** That Member visits to the following sites take place on Saturday 27 September 2008 at 9.30 am:

1/01 – Former Case is Altered Public House, 74 High Street, Wealdstone.  
1/04 – Comfort Inn Harrow, 2-12 Northwick Park Road, Harrow.

(Note: The meeting, having commenced at 6.30 pm, closed at 9.49 pm).

(Signed) COUNCILLOR MARILYN ASHTON  
Chairman

**SECTION 1 – MAJOR APPLICATIONS**

**LIST NO:** 1/01 **APPLICATION NO:** P/1673/08/DC3  
**LOCATION:** Former Case is Altered Public House, 74 High Street, Wealdstone  
**APPLICANT:** Fruition Properties  
**PROPOSAL:** Redevelopment to Provide 24 Flats in 3 Separate Blocks Ranging Between 4 and 6 Storeys in Height; 352 Square of Retail Floor Space (Use Class A1) at Ground Floor Level (Resident Permit Restricted)  
**DECISION:** DEFERRED for a Member Site Visit.

**LIST NO:** 1/02 **APPLICATION NO:** P/1659/08/AF  
**LOCATION:** Stanmore College, Elm Park, Stanmore  
**APPLICANT:** Stanmore College  
**PROPOSAL:** Outline: Redevelopment to Provide New Two to Four Storey Building Along With Indoor Sports and Recreational Facilities, Internal Roads and Footpaths, Access and Parking, and Ancillary Facilities.  
**DECISION:** GRANTED permission for the development described in the application and submitted plans, as amended on the addendum, subject to a legal agreement and the conditions and informatives reported.

[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector and the applicant's representative, which were noted.

(2) The Committee wished for it to be recorded that the decision to grant the application was unanimous amongst the Members who were present].

**LIST NO:** 1/03 **APPLICATION NO:** P/0596/08/DC3  
**LOCATION:** Former Travis Perkins, 19 Pinner Road, Harrow  
**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) 3458 Square Metres Second Floor Sainsbury'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 and 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.  
**DECISION:** REFUSED permission for the development described in the application and submitted plans, as amended on the addendum, for the following reasons:

- (i) The proposed development would give rise to an over dominant presence in the street scene by reason of bulk and massing thereby giving a fortress like appearance, which would not make a positive contribution to the character and quality of the built environment of the area contrary to HUDP policies S1, D4, D31 and PPS 3.
- (ii) The proposed development is unacceptable by reason of poor design and layout in particular the length of the corridors and single aspect dwellings resulting in a loss of sunlight and daylight which will give rise to a loss of residential amenity to the future occupiers thereof contrary to HUDP policies S1 and D4.

[Notes: (1) Prior to discussing the above application, the Committee received representations from objectors and the applicant's representative which were noted.

(2) The Committee wished for it to be recorded that the decision to refuse the application was unanimous.

(3) The Head of Planning had recommended that the above application be granted].

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**LIST NO:** 1/04                      **APPLICATION NO:** P/2030/08/DC3  
**LOCATION:** Comfort Inn Harrow, 2-12 Northwick Park Road, Harrow  
**APPLICANT:** Grangebrook Ltd  
**PROPOSAL:** Extensions and Alterations to Hotel to Provide Additional Bedrooms and Re-locate Conference Centre (No Additional Floorspace)  
**DECISION:** DEFERRED for a Member Site Visit.

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**LIST NO:** 1/05                      **APPLICATION NO:** P/2203/06/DT2  
**LOCATION:** Wood Farm, Wood Lane, Stanmore  
**APPLICANT:** C P Holdings Ltd  
**PROPOSAL:** Demolition of Buildings, Construction of 10 Dwellings, Refurbishment of House and Dairy and Associated Entrances, Roadways and Landscape Works and Change of Use of Farm to Country Park / Open Space.  
**DECISION:** DEFERRED by further investigation by officers into a submission made by an objector.

[Note: Prior to discussing the above application, the Committee received representations from an objector which was noted].

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**LIST NO:** 1/06                      **APPLICATION NO:** P/2675/08/GL  
**LOCATION:** Christchurch Avenue, Harrow  
**APPLICANT:** Harrow Council  
**PROPOSAL:** Single Storey Building to Provide Residential Home (Use Class C2)  
**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].

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

**LIST NO:** 2/01                      **APPLICATION NO:** P/2367/08/GL  
**LOCATION:** 355-357 Station Road, Harrow, HA1 2AW  
**APPLICANT:** Mr Ilie Claudiu Gagea  
**PROPOSAL:** Construction of Enlarged Third Floor and Two Additional Floors to Provide Seven Additional Self-Contained Flats (Resident Permit Restricted).  
**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].

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