
REPORT OF DEVELOPMENT CONTROL COMMITTEE

MEETING HELD ON 18 MAY 2004

Chair: * Councillor Anne Whitehead

Councillors: * Marilyn Ashton * Kara (2)
 * Mrs Bath † Knowles
 * Bluston * Miles
 * Choudhury * Mrs Joyce Nickolay
 * Janet Cowan * Thornton
 * Idaikkadar

* Denotes Member present
 (2) Denotes category of Reserve Member
 † Denotes apologies received

[Note: Councillors David Ashton and Mrs Kinnear also attended this meeting to speak on items indicated at Minute 604 (Item 1/06 on the Schedule) and 621 and 623 below respectively].

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES
593. 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 Knowles	Councillor Kara

594. Declarations of Interest:

RESOLVED: To note the following declarations of interest arising from the business to be transacted at this meeting:-

(i) Planning Application 1/05 - 45-51 Southfield Park, North Harrow

Councillor Marilyn Ashton declared a personal interest in the above application arising from the fact that she knew the agent of the applicant. Accordingly, she left the room and took no part in the discussion or decision-making on this item.

Councillors Mrs Bath, Janet Cowan and Mrs Joyce Nickolay declared a personal interest in the above application arising from the fact that they had visited the home of the agent for a coffee morning and to raise funds for the Conservative Party. They chose to leave the room and took no part in the discussion and decision-making on this item.

(ii) Planning Applications 1/08 - 1/10 - Harrow Hospital, Roxeth Hill, Harrow

Councillor Bluston declared a personal interest in the above applications arising from his appointment, by the Authority, as a Trustee of Victoria Hall, which was run by the YMCA, which organisation had an interest in the above. Accordingly, he remained in the room and took part in the discussion and voting on these items.

(iii) Planning Application 2/03 - North London Collegiate School, 90 Canons Drive, Edgware

Councillor Janet Cowan declared an interest in the above application arising from her appointment, by the Authority, on the Board of Governors of the School. She asked the legal representative present at the meeting whether she was required to leave the room.

The legal representative advised that Councillor Janet Cowan could take part in the discussion and decision relating to this application as she had been

appointed by the Authority. However, it was for the Member concerned to decide whether or not to participate during consideration of this application. The legal representative also advised Councillor Mrs Cowan to consider whether a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the Member's judgement of the public interest.

Councillor Janet Cowan chose to leave the room and took no part in the discussion and decision-making on this item.

Councillor Idaikkadar declared an interest in the above application arising from the fact that his daughter attended the North London Collegiate School. He chose to leave the room and took no part in the discussion and decision-making on this item.

(iv) Planning Application 2/08 - 49 High Street, Harrow-on-the-Hill

A note on the supplemental agenda advised that Councillor Harris, who was not present at the meeting, had in accordance with Paragraph 2.5 of the Protocol for Members and Reserve Member when Dealing with Planning Applications and Lobbying, given notice of an interest in the applicant, on the basis that the applicant was his father.

Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Kara and Mrs Joyce Nickolay declared a prejudicial interest in the above application arising from the fact that a relation of a Member of the Conservative Group owned the property. Accordingly, they left the room and took no part in the discussion or decision-making on this item.

At this point of the meeting at which the above mentioned application was considered, Councillor Mrs Kinnear, who was present as a backbenching Member to speak on other items on the agenda, also left the room.

(v) Planning Application 3/02 - 2 Whitefriars Avenue, Harrow

Councillor Idaikkadar declared an interest in the above application arising from the fact that he was a customer of the applicant. He stated that he would leave the room and not take part in the discussion or decision-making on this item should the request for a deferral in the addendum report be not agreed.

[Note: The application was deferred at officers' request to give further consideration to enforcement issues].

(vi) Item 28 - Broomhill, Mount Park Road, Harrow-on-the-Hill

At the point of the meeting at which item 28 (Minute 623 refers) was discussed, the Chair, in response to a query from a Member who was backbenching on this item, stated that Members of the Labour Group had chosen to leave the room at a previous meeting when the planning application for the above-mentioned site had been considered and she too had left the room. She added that the Members at this meeting were not all the same Members and, furthermore, she did not know the relative in question or the resident(s) of this property. She stated that the remaining Members of the Labour Group at this meeting did not know them either.

Accordingly, all Members of the Labour Group took part in the discussion and the decision-making on this item.

595. **Arrangement of Agenda:**

RESOLVED: That (1) all items be considered with the press and public present with the exception of the following item for the reason set out below:

<u>Item</u>	<u>Reason</u>
28. Broomhill, Mount Park Road, Harrow-on-the-Hill	The report contained exempt information under paragraph 12 of Part 1 of Schedule 12A to the Local Government Act 1972 (as amended).

(2) in accordance with the provisions of the Local Government (Access to Information) Act 1985, the following items/information be admitted to the agenda by reasons of the special circumstances and grounds of urgency stated below:-

<u>Agenda Item</u>	<u>Special Circumstances / Reasons for Urgency</u>
27a – The John Lyon School, Harrow on the Hill	This report is admitted to the agenda in order to enable a response to be provided for The John Lyon School to inform their plans for the next academic year.
Addendum	This contains information relating to various items on the agenda and is based on information received after the agenda's despatch. It is admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision.

(3) the applications recommended for deferral and those that had been withdrawn from the agenda by the applicant, as set out in the Addendum, be noted.

(See Minute 621(ii)).

[Note: The Chair re-ordered the agenda at the meeting in order to allow early consideration of the items that the public were present for. However, business is recorded in the order of the items set out in the agenda for reasons of clarity].

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

RESOLVED: That in accordance with Committee Procedure Rule 4.1(1) Councillor David Ashton be allowed to speak on item 1/06 on the list of Planning Applications Received;

(2) Councillor Eileen Kinnear be allowed to speak on items 27(a) and 28 on the main agenda.

597. **Minutes of the Meeting held on 21 April 2004:**

RESOLVED: That it be agreed that the Chair be given authority to sign the minutes of the meeting held on 21 April 2004, which had been circulated, as a correct record once they have been printed in the Council Bound Minute Volume.

598. **Minutes relating to the Committee's Consideration of Application P/2677/03/CVA/GM re Timbers, 41 Brookshill, Harrow:**

The Committee received a report of the Borough Solicitor recommending that the minutes of the meeting held on 11 February 2004, insofar as they relate to the above mentioned planning application, which had been deferred to allow queries regarding the minuting of comments made by Members of the Committee at that meeting, be now approved.

A Member stated that some of the comments made by Members at the Committee meeting held on 11 February 2004 during consideration of the above-mentioned application, which had evoked interest and complaints, had not been minuted. She maintained that these comments ought to have been minuted but stated that she accepted the conclusion reached by the Borough Solicitor.

RESOLVED: That the minutes of the meeting held on 11 February 2004 insofar as they relate to planning application 2/01 be agreed as a correct record of that meeting.

[REASON: To complete approval of the minutes of the Committee's 11 February 2004 meeting.]

599. **Public Questions:**

RESOLVED: To note that there were no public questions to be received at this meeting under the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution).

600. **Petitions:**
RESOLVED: To note that there were no petitions to be received at this meeting.
601. **Deputations:**
RESOLVED: To note that there were no deputations to be received at this meeting under the provisions of Committee Procedure Rule 16 (Part 4B of the Constitution).
602. **References from Council and other Committees/Panels:**
 The Committee received a reference from the Council meeting held on 29 April 2004 stating that 31 letters of objection from residents of Southfield Park, Station Road and Hooking Green in relation to the outline planning application in respect of 45-51 Southfield Park had been presented to Council.
RESOLVED: That the letters of objection be considered alongside the planning application which was also on the agenda that evening.
 [See Item 1/05 in the schedule attached. See Minute 594(1): Declarations of Interest].
603. **Representations on Planning Applications:**
RESOLVED: That, in accordance with the provisions of Committee Procedure Rule 17 (Part 4B of the Constitution), a representation be received in respect of item 1/06 on the list of planning applications; details of which were set out in the Addendum.
604. **Planning Applications Received:**
RESOLVED: That authority be given to the Chief Planning Officer to issue the decision notices in respect of the applications considered, as set out in the schedule attached to these minutes.
605. **Tree Preservation Order (TPO) re 'Micklefield House', 'Lee-House', 'Potters End' and 'Potters End Lodge', Potter Street Hill, Pinner:**
 The Committee received a report of the Chief Planning Officer regarding a new, detailed Tree Preservation Order proposed for the above site.
RESOLVED: That the Borough Solicitor be authorised to
 (1) make a new Tree Preservation Order (TPO) to be known as TPO 711 Potter Street Hill (No. 1), Pinner, pursuant to Sections 198 and 201 of the Town and Country Planning Act 1990, to protect those trees identified on the map and schedule attached to the officer report; and
 (2) revoke TPO 10, Area 5 on confirmation of the above.
 [REASON: To accord with current policy (see paragraph 6.2 of the officer report.)]
606. **Tree Preservation Order (TPO) re 'Mickledore', 'The Sloes', 'Brookside', Hunters Lodge', Southerly Ridge', 'Xanadu' and Carleton Cottage, Potter Street Hill, Pinner:**
 The Committee received a report of the Chief Planning Officer regarding a new, detailed Tree Preservation Order proposed for the above site.
RESOLVED: That the Borough Solicitor be authorised to
 (1) make a new Tree Preservation Order (TPO) to be known as TPO 712 Potter Street Hill (No. 2), Pinner, pursuant to Sections 198 and 201 of the Town and Country Planning Act 1990, to protect those trees identified on the map and schedule attached to the officer report; and
 (2) revoke TPO 10, Area 6 on confirmation of the above.
 [REASON: To accord with current policy (see paragraph 6.2 of the officer report.)]
607. **Tree Preservation Order (TPO) re 'Meadowview', 'Tresanton' and 'La Corbiere', Potter Street Hill, Pinner and 'Monks Rest' and 'Amistoso', Hillside Road, Pinner:**
 The Committee received a report of the Chief Planning Officer regarding a new, detailed Tree Preservation Order proposed for the above site.
RESOLVED: That the Borough Solicitor be authorised to

- (1) make a new Tree Preservation Order (TPO) to be known as TPO 713 Potter Street Hill (No. 3), Pinner, pursuant to Sections 198 and 201 of the Town and Country Planning Act 1990, to protect those trees identified on the map and schedule attached to the officer report; and
- (2) revoke TPO 10, Area 7 on confirmation of the above.

[REASON: To accord with current policy (see paragraph 6.2 of the officer report.)]

608. **Tree Preservation Order (TPO) re 'Madalane House', Hillside Road, Pinner (formerly known as 'Eleventrees'):**

The Committee received a report of the Chief Planning Officer regarding a new, detailed Tree Preservation Order proposed for the above site.

RESOLVED: That the Borough Solicitor be authorised to

- (1) make a new Tree Preservation Order (TPO) to be known as TPO 714 Hillside Road (No. 1), Pinner, pursuant to Sections 198 and 201 of the Town and Country Planning Act 1990, to protect those trees identified on the map and schedule attached to the officer report; and
- (2) revoke TPO 10, Area 8 on confirmation of the above.

[REASON: To accord with current policy (see paragraph 6.2 of the officer report.)]

609. **Tree Preservation Order (TPO) re On land adjacent to and rear of 1-21 West End Lane, including properties 1-21 West End Lane and 60-68 Eastcote Road:**

The Committee received a report of the Chief Planning Officer regarding a new, detailed Tree Preservation Order proposed for the above site.

RESOLVED: That the Borough Solicitor be authorised to

- (1) make a new Tree Preservation Order (TPO) to be known as TPO 715 West End Lane (No. 4), Pinner, pursuant to Sections 198 and 201 of the Town and Country Planning Act 1990, to protect those trees identified on the map and schedule attached to the officer report; and
- (2) revoke TPO 10, Area 5 on confirmation of the above.

[REASON: To accord with current policy (see paragraph 6.2 of the officer report.)]

610. **Tree Preservation Order (TPO) re 'Oaklawn Court', 11, 11a, 13, 15, 17, 19 Gordon Avenue, Stanmore Park and 1-4 Laurimel Close, Stanmore Park:**

The Committee received a report of the Chief Planning Officer regarding a new, detailed Tree Preservation Order proposed for the above site.

RESOLVED: That the Borough Solicitor be authorised to

- (1) make a new Tree Preservation Order (TPO) to be known as TPO 716 Gordon Avenue (No. 20), Stanmore Park, pursuant to Sections 198 and 201 of the Town and Country Planning Act 1990, to protect those trees identified on the map and schedule attached to the officer report; and
- (2) revoke TPO 10, Area 39 and TPO 268 Gordon Avenue (No. 7) Stanmore on confirmation of the above.

[REASON: To accord with current policy (see paragraph 6.2 of the officer report.)]

611. **Tree Preservation Order (TPO) re Land along Old Redding side of Copse Farm including Winston House, Old Redding, Harrow Weald:**

The Committee received a report of the Chief Planning Officer regarding a new, detailed Tree Preservation Order proposed for the above site.

RESOLVED: That the Borough Solicitor be authorised to

- (1) make a new Tree Preservation Order (TPO) to be known as TPO 718 Old Redding (No. 2), Harrow Weald, pursuant to Sections 198 and 201 of the Town and Country Planning Act 1990, to protect those trees identified on the map and schedule attached to the officer report; and

(2) revoke TPO 10, Area 20 on confirmation of the above.

[REASON: To accord with current policy (see paragraph 6.2 of the officer report.)]

612. **Tree Preservation Order (TPO) 'Grimswood House' and 'Grimswood Lodge', Old Redding, Harrow Weald:**

The Committee received a report of the Chief Planning Officer regarding a new, detailed Tree Preservation Order proposed for the above site.

RESOLVED: That the Borough Solicitor be authorised to

(1) make a new Tree Preservation Order (TPO) to be known as TPO 719 Old Redding (No. 3), Harrow Weald, pursuant to Sections 198 and 201 of the Town and Country Planning Act 1990, to protect those trees identified on the map and schedule attached to the officer report; and

(2) revoke TPO 10, Area 21 on confirmation of the above.

[REASON: To accord with current policy (see paragraph 6.2 of the officer report.)]

613. **Tree Preservation Order (TPO) - Area of land between 'Grimswood House' and Weald Wood, known as 'Copse farmland', Old Redding, Harrow Weald:**

The Committee received a report of the Chief Planning Officer regarding a new, detailed Tree Preservation Order proposed for the above site.

RESOLVED: That the Borough Solicitor be authorised to

(1) make a new Tree Preservation Order (TPO) to be known as TPO 720 Old Redding (No. 4), Harrow Weald, pursuant to Sections 198 and 201 of the Town and Country Planning Act 1990, to protect those trees identified on the map and schedule attached to the officer report; and

(2) revoke TPO 10, Area 22 on confirmation of the above.

[REASON: To accord with current policy (see paragraph 6.2 of the officer report.)]

614. **Tree Preservation Order (TPO) re 28 Old Redding known as 'The Case Is Altered', Harrow Weald and including the farmland behind 'The Case Is Altered', off Brookshill Drive.:**

The Committee received a report of the Chief Planning Officer regarding a new, detailed Tree Preservation Order proposed for the above site.

RESOLVED: That the Borough Solicitor be authorised to

(1) make a new Tree Preservation Order (TPO) to be known as TPO 721 Old Redding (No. 5), Harrow Weald, pursuant to Sections 198 and 201 of the Town and Country Planning Act 1990, to protect those trees identified on the map and schedule attached to the officer report; and

(2) revoke TPO 10, Area 23 and TPO 10, Area 24 on confirmation of the above.

[REASON: To accord with current policy (see paragraph 6.2 of the officer report.)]

615. **Tree Preservation Order (TPO) re 'Portman Hall', Old Redding, Harrow Weald:**

The Committee received a report of the Chief Planning Officer regarding a new, detailed Tree Preservation Order proposed for the above site.

RESOLVED: That the Borough Solicitor be authorised to

(1) make a new Tree Preservation Order (TPO) to be known as TPO 722 Old Redding (No. 6), Pinner, pursuant to Sections 198 and 201 of the Town and Country Planning Act 1990, to protect those trees identified on the map and schedule attached to the officer report; and

(2) revoke TPO 10, Area 25 on confirmation of the above.

[REASON: To accord with current policy (see paragraph 6.2 of the officer report.)]

616. **Brockley Hill, Stanmore: Request for authority to enter into a deed of variation to the 106 Agreement dated 29th June 2000 between the London Borough of Harrow and the Secretary of State for the Environment Transport and the Regions:**

RESOLVED: That a deed of variation be entered into as outlined in the officer report, subject to the information set out in the Addendum.

617. **Planning Appeals Update:**

The Committee received a report of the Chief Planning Officer which listed those appeals being dealt with, those awaiting decision and those on which decisions had been made. Councillor Marilyn Ashton stated that she was pleased that the appeal on 17-21 Haywood Close, Pinner had been dismissed.

RESOLVED: That the report be noted and that the officers be congratulated on the success achieved in winning the arguments and appeals.

618. **Enforcement Notices Awaiting Compliance:**

The Committee received a report of the Chief Planning Officer which listed those enforcement notices awaiting compliance.

Councillor Mrs Bath queried why there were no notes in relation to 1 Nelson Road, Harrow and Regent House, 21 Church Road, Stanmore. The Chief Planning Officer agreed to provide details to Members.

Councillor Bluston stated that he wished 8 Kenton Road to be discussed at Committee as soon as possible.

RESOLVED: That the report be noted.

619. **Telecommunications Developments:**

RESOLVED: To note that there were no telecommunications applications which required consideration.

620. **Determination of Demolition Applications:**

RESOLVED: To note that there were no demolition applications which required consideration.

621. **Any Other Business:**

(i) **The John Lyon School, Harrow-on-the-Hill**

The Committee received a report of the Chief Planning Officer on the request from the John Lyon School to increase the school roll from 525 to 600 pupils for full-time education at the school.

The Chief Planning Officer introduced his report and pointed out that any agreement to increase the numbers of pupils enrolled for full-time education would require the variation of the existing legal agreement. He added that if after five years the Travel Plan does not achieve the desired objectives, the number of pupils will have to revert back to 525.

The Chief Planning Officer reported that the Council had not carried out any consultations on this request, that it was not duty bound to do so either. However, Members may wish to request that such consultations be carried out prior to reaching a decision. He drew attention to the case made by the John Lyon School that without additional income, the school would not be able to bear the cost of the school run. The Chief Planning Officer was of the view that the proposal was reasonable and a logical way forward.

In response to a number of comments and questions, the Chief Planning Officer explained how the proposal might generate income and stated that

- various alternatives to the proposal had been examined with the school
- the legal agreement would be varied when the Transport Plan was in place
- the school had put its own Travel Plan pilot scheme in place

- there were methodologies in place for monitoring the Travel Plan and that the cost of the monitoring would be borne by the school.

Members also made the following cautionary remarks:

- that Green Travel Plans were not always successful and did not always produce the desired result
- that no concrete figures had been provided and it was unclear whether or not the Travel Plan would be subsidised.

A Member provided examples of Travel Plans which are successful and stated that the request from the school ought to be supported. He added that the introduction of a Travel Plan would set a good example to other schools.

A Member who was backbenching on this item stated that, whilst the Council had not consulted the Ward Councillors, the headmaster of the school had informed her of the proposals. She added that the school had also consulted residents and local amenity groups. She spoke in support of the proposal and stressed the need to progress the Travel Plan quickly. She added that the legal agreement would allow the situation to be contained provided it was sufficiently prescriptive.

RESOLVED: That the legal agreement relating to planning application ref WEST/695/94/FUL be varied to allow the John Lyon School roll to be increased from 525 to 600 pupils and that a Travel Plan be in place prior to any additional pupils being accommodated.

- (ii) Planning Application P/715/04/CFU – Royal National Orthopaedic Hospital, Brockley Hill, Stanmore

At the point of the meeting at which item 3 was discussed, and when the addendum was received, the Chief Planning Officer, in response to a query from Councillor Marilyn Ashton, following agreement to defer the above mentioned application, stated that the 'Master Plan' would be submitted to the next meeting of the Council's Unitary Development Plan. He added that the Council had a duty to determine planning applications and that it was not unreasonable to determine the above-mentioned planning application in the absence of the 'Master Plan'.

(Also see 1/07 in the attached schedule).

622. **Broomhill, Mount Park Road, Harrow-on-the-Hill:**

Members received a confidential report of the Chief Planning Officer and debated whether or not the non-compliance with Condition 8 of the planning permission granted was significant and material. Following further discussion and the hearing of the views of a Member who was backbenching, it was

RESOLVED: (1) That the Committee does not support the recommendation of the Chief Planning Officer contained in the report and requests that further action be taken;

(2) that officers be requested to submit a further report to the Development Control Committee.

[Note: During consideration of this item, it was moved and seconded that further action be taken. Upon being put to a vote this was carried].

(See Minute 594 (vi): Declarations of Interest).

623. **Members' Site Visit:**

Following discussion it was agreed that Members' site visit to Madalane House, Hillside Road, Pinner (Item 2/14 in the schedule attached to the minutes also refers) would take place on 3 June 2004 at 6.30 pm. It was further agreed that Members would meet at the site.

Additionally, the Committee had earlier agreed that the following sites ought to be visited at a future date: Cloisters and the BAE Systems.

624. **Extension and Termination of the Meeting:**
In accordance with the provisions of Committee Procedure Rule 14 (Part 4B of the Constitution), it was

RESOLVED: At (1) 10.00 pm to continue until 10.15 pm;

(2) at 10.15 pm to continue until 10.30 pm;

(3) at 10.30 pm to continue until 10.45 pm;

(4) at 10.45 pm to continue until 10.50 pm;

(5) at 10.50 pm to continue until 11.00 pm;

(6) at 11.00 pm to continue until 11.05 pm;

(7) at 11.05 pm to continue until 11.10 pm.

(Note: The meeting, having commenced at 7.30 pm, closed at 11.08 pm).

(Signed) COUNCILLOR ANNE WHITEHEAD
Chair

SECTION 1 – MAJOR APPLICATIONS

LIST NO: 1/01 **APPLICATION NO:** P/336/04/COU

LOCATION: Greek Orthodox Church, 660 Kenton Road, Kenton

APPLICANT: Koupparis Associates for St Panteleimon Greek Orthodox Comm

PROPOSAL: Outline: Replacement Church Building with Basement, Community Hall, Playgroup, Parking Access (Revised).

DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported and the following amended Condition 13 agreed by the Committee:

Condition 13: The use of the building hereby approved and the site shall only be operated in accordance with the covering letter and attached 'Schedule of Activities' dated 06-Dec-02. There shall be no change to these operating arrangements without the prior written agreement of the Local Planning Authority being obtained.

LIST NO: 1/02 **APPLICATION NO:** P/2716/03/CFU

LOCATION: Cloisters Wood Country Club, Wood Lane, Stanmore

APPLICANT: Kenneth W Reed & Associates for Sir Bernard Schreier

PROPOSAL: Refurbishment of Garden Cottage as Dwelling, Demolition of all other Buildings, 3 x 3 Storey Buildings to Provide 15 Flats, Basement Parking, Detached Dwelling, 2 Detached Garages, Alterations to Boundary Wall.

DECISION: WITHDRAWN by the applicant

LIST NO: 1/03 **APPLICATION NO:** P/2715/03/CLB

LOCATION: Cloisters Wood Country Club, Wood Lane, Stanmore

APPLICANT: Kenneth W Reed & Associates for Sir Bernard Schreier

PROPOSAL: Listed Building Consent: Internal & External Alterations to Garden Cottage and Demolition of Curtilage Listed Structures

DECISION: WITHDRAWN by the applicant.

LIST NO: 1/04 **APPLICATION NO:** P/2714/03/CCA

LOCATION: Cloisters Wood Country Club, Wood Lane, Stanmore

APPLICANT: Kenneth W Reed & Associates for Sir Bernard Schreier

PROPOSAL: Demolition of all Buildings Apart from Listed Buildings, Garden Cottage

DECISION: WITHDRAWN by the applicant.

LIST NO: 1/05 **APPLICATION NO:** P/624/04/COU

LOCATION: 45-51 Southfield Park, North Harrow

APPLICANT: Eric Atherton for Messrs McGregor/Dew/Marsden

PROPOSAL: Outline: Redevelopment, 3 Storey Block of 17 Flats, 2 Bungalows and Garages at Rear

DECISION: REFUSED permission for the development described in the application and submitted plans for the reasons reported and subject to the informatives reported.

(See Minute 594 (i): Declarations of Interest).

[Notes: (1) The Committee were unanimous in their decision;

(2) The letters of objection from residents of Southfield Park, Station Road and Hooking Green in relation to the above planning application (Minute 602 refers) were considered alongside this planning application].

LIST NO:	1/06	APPLICATION NO:	P/3020/03/CFU
LOCATION:	Youth Centre, Library, Car Parks, Grant Road/George Gange Way, Wealdstone		
APPLICANT:	The Halpern Partnership Ltd for Acton Housing Association		
PROPOSAL:	10 Houses and 87 Flats in 2 - 6 Storey Buildings, Access, Basement and Ground Level Parking, Landscaping (Resident Permit Restricted)		
DECISION:	<p>(1) That the applicant be informed that the proposal is acceptable subject to the completion of a legal agreement within one year (or such period as the Council may determine) of the date of the Committee decision on the application to:</p> <p>(i) submission to and approval by the Local Planning Authority of a scheme which:</p> <p style="margin-left: 40px;">(a) provides a minimum of 71 units of social rented accommodation to current housing corporation scheme design standards (for future management by an RSL)</p> <p style="margin-left: 40px;">(b) ensures that the affordable housing units are available for occupation in accordance with a building and occupation programme to be submitted to and approved by the Local Planning Authority prior to the commencement of work on the site.</p> <p style="margin-left: 40px;">All affordable housing units shall be provided in accordance with the definition of affordable housing set out in the deposit version of the replacement Harrow UDP.</p> <p>(ii) That the developer shall fund all costs of public consultation, analysis, reporting and implementation of an extension and changes to the adjacent Controlled Parking Zone, at any time within 3 years of occupation of the development, if in the Council's opinion, a monitoring period shows unacceptable on-street parking, up to a maximum amount of £10,000 index linked.</p> <p>(iii) That the development shall not commence until replacement community facilities are available for use to the satisfaction of the Local Planning Authority.</p> <p>(2) That a formal decision notice will be issued</p> <p style="margin-left: 40px;">(i) only upon completion of the aforementioned legal agreement;</p> <p style="margin-left: 40px;">(ii) subject to the conditions and informatives reported.</p>		

[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector and a representative of the applicant. The objector, with the aid of a drawing which he provided to Members of the Committee, urged Members to refuse the planning application which he considered to differ substantially from the outline application.

He also cited the following grounds of objection:

- that the proposals were out of scale
- that the layout was completely different from the original scheme

- that the proposal departed from the UDP
- that the proposal provided little amenity space
- that key landmarks would be destroyed
- that the design was mediocre and the proposal unsightly and sterile
- that the proposal would overshadow other properties
- that there was inadequate parking provision
- that the proposal represented an over-development of the site
- that the decision to demolish the Youth and Community Centre and the library had been agreed with minimum consultation
- that the dependence on the provision of lifts was unsuitable for the elderly and families with children.

In response, the representative of the applicant stated that the scheme had evolved in consultation with the Council, that the proposal was compatible with the area, that the increase in the number of units provided has resulted from the introduction of a new street across the site, that the proposal would provide 74% affordable housing out of which 27 units were earmarked for key workers, that the homes for families were placed in the most appropriate locations, that there was adequate car parking provision on the site which was located near public transport facilities and that it was intended to provide cycle parking facilities;

(2) during discussion on this application, it was pointed out that there was an error in the report, which showed that the number of flats proposed was 88. The Chief Planning Officer, in acknowledging the error in the body of the report, assured Members that the proposal was for 87 flats and that the Committee was being asked to approve the description at the beginning of the report which was correct;

(3) during discussion on this application, it was moved and seconded that the application be refused on the following grounds:

- (i) the proposed development, by reason of excessive density, would result in an over-intensive use and amount to over-development of the site to the detriment of nearby residents and the character of the area;
- (ii) the proposed development, by reason of a shortage of parking and the increase in the traffic generated, would be detrimental to the amenities of the area and would be prejudicial to safety and the free flow of traffic in the surrounding road network. Upon being put to a vote, this was not carried;

(4) The vote on the substantive motion to grant the above application was carried;

(5) Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Kara and Mrs Joyce Nickolay wished to be recorded as having voted against the decision reached to grant the application for the reasons stated in (3) above].

LIST NO:	1/07	APPLICATION NO:	P/715/04/CFU
LOCATION:	Royal National Orthopaedic Hospital, Brockley Hill, Stanmore		
APPLICANT:	Atkins Consultants for OR International		
PROPOSAL:	Two Storey Detached Building to Provide Medical Facilities, Car Park and Hardsurfacing		
DECISION:	DEFERRED at officers' request to consider additional conditions and legal requirements following receipt of letter from the Greater London Authority (GLA) on 18 May 2004.		

LIST NOS:	1/08 1/09 1/10	APPLICATION NOS:	P/1137/04/CFU P/1139/04/CLB P/1138/04/CCA
LOCATION:	Harrow Hospital, Roxeth Hill, Harrow		
APPLICANT:	Scott Wilson for Barratt North London		

- PROPOSALS:** Conversion and Extension to Siddons House and Cottage Hospital for 20 Flats, 5 terraced Houses, 3 Blocks to Provide 71 Flats, Hostel and Parking.
- Listed Building Consent: Demolition, Internal and External Alterations Associated with Conversion to 15 No. Residential Units.
- Conservation Area consent: Demolition of Sydney Walton Nurses Home, Eric Short House, Mortuary, Extensions to Cottage Hospital and Outbuildings.
- DECISION:** (1) That the applicant be informed that the proposal is acceptable subject to the completion of a legal agreement within one year (or such period as the Council may determine) of the date of the Committee decision on this application relating to the following:
- (i) retention of the adjacent bus stop
 - (ii) financial contribution to HERS of £25,000
 - (iii) if required, a financial contribution to increased parking restrictions on neighbouring highway(s)
 - (iv) the applicant will provide affordable housing in the form of a 45 bedroom YMCA Home. The building shall be completed by no later than the 70th occupation of the private units
- (2) That a formal decision notice granting permission, listed building consent and conservation consent will be issued
- (i) only upon completion of the aforementioned legal agreement;
 - (ii) subject to no additional material objections being received as a result of the consultation period which had yet to expire;
 - (iii) subject to the fenestration on the east elevation of Block B match that on other elevations with the inclusion of a number of full height windows agreed by the Committee and that the Chief Planning Officer be requested to liaise with the applicant.
- [Note: Councillors Marilyn Ashton and Mrs Bath wished to be recorded as having abstained from voting on this application).
- (See Minute 594(ii): Declarations of Interest).

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

- LIST NO:** 2/01 **APPLICATION NO:** P/284/04/CFU
- LOCATION:** 34/34a The Avenue, Hatch End
- APPLICANT:** Banner Homes Ltd
- PROPOSAL:** Demolition of Properties: Replacement Part 2/3 Storey Building to Provide 8 Flats, Access and Parking (Revised)
- DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported and the information provided on the addendum.

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- LIST NO:** 2/02 **APPLICATION NO:** P/622/04/CFU
- LOCATION:** Stanmore College, Elm Park, Stanmore
- APPLICANT:** Stanmore College
- PROPOSAL:** Removal of 3 Temporary Buildings and Replacement with Single Temporary Building to Provide 5 Teaching Rooms

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

[Note: Councillor Marilyn Ashton wished it recorded that whilst she accepted the need for the accommodation, the temporary buildings were unattractive and that she was pleased that the Committee was only granting permission to the above mentioned proposal for a short period of time.]

LIST NO: 2/03 **APPLICATION NO:** P/792/04/CFU
LOCATION: North London Collegiate School, 90 Canons Drive, Edgware
APPLICANT: NVB Architects for the Governors
PROPOSAL: Two Storey Rear Extensions at either side of Bursary Office (as amended)
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported and the amendment to the description reported on the Addendum:
Description: Amend to read 'Two Storey rear extension either side of Bursary Office'.
[See also Minute 594(iii) - Declarations of Interest].

LIST NO: 2/04 **APPLICATION NO:** P/2104/04/CCO
LOCATION: 13 Whitchurch Parade, Whitchurch Lane, Edgware
APPLICANT: A Graham
PROPOSAL: Continued Use as: Offices (Class B1) and Retention of Storage Container at Rear
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.

LIST NO: 2/05 **APPLICATION NO:** P/898/04/CFU
LOCATION: B.E.C. House, 167-173 Imperial Drive, North Harrow
APPLICANT: White Associates for Regent Tutorial College
PROPOSAL: Change of Use: Class B1 to D1 (Offices to Education) on Ground, First and Second Floors
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/06 **APPLICATION NO:** P/335/04/CFU
LOCATION: 287-289 Burnt Oak Broadway, Edgware
APPLICANT: Mr Rajesh Mandalia for Mandalia Cash & Carry
PROPOSAL: Change of Use: A1 (Retail) to Mixed Use A1/A3 (Retail and Hot Food & Drink) on Ground Floor with Parking at Rear
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported, Conditions 5 and 6 being amended to read as reported on the Addendum and Condition 6 being amended to read as requested in the Addendum and agreed by the Committee, both of which are reproduced below:

Condition 5: The A3 use hereby permitted shall not be open to customers outside the following times – 08.00 hours to 23.00 hours, Mon-Sat inclusive and 10.30 hours to 22.30 hours on Sundays, without the prior written permission of the local Planning Authority.

Condition 6: The A3 use shall only operate as part of a mixed use, including a retail area of not less than 25% of the total ground floor floorspace being retained in retail use.

LIST NO:	2/07	APPLICATION NO:	P/945/04/CVA
LOCATION:	Texaco Service Station, 286-290 Harrow View, Harrow		
APPLICANT:	Chevrontexaco Ltd, KevinHapps for Chevrontexaco Ltd		
PROPOSAL:	Variation of Condition 7 of Planning Permission LBH/2977/3 to Permit 24 Hour Trading of Service Station		
DECISION:	<p>GRANTED variation in accordance with the development described in the application and submitted plans subject to the conditions and informative reported and Condition 1 being amended as reported on the addendum and reproduced below:</p> <p>Condition 1: The premises shall not be open to customers except between 7am Monday mornings to midnight the following Thursday and 7am to midnight on Fridays, Saturdays and Sundays, without the prior written permission of the local planning authority.</p> <p>[Notes: (1) Committee noted that the reference to 'Add to Description' had been erroneously included in the Addendum and should therefore be deleted;</p> <p>(2) during the discussion on the above application, it was moved and seconded that the application be refused on the grounds that the removal of the hours of restrictions on trading would give rise to a loss of residential amenity by reason of noise and disturbance. Upon being put to a vote, this was not carried;</p> <p>(3) the vote on the substantive motion to grant the above application was carried;</p> <p>(4) Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Kara and Mrs Nickolay wished to be recorded as having voted against the decision reached to grant the application for the reason stated in (2) above.]</p>		

LIST NO:	2/08	APPLICATION NO:	P/100/04/CFU
LOCATION:	49 High Street, Harrow on the Hill		
APPLICANT:	Mr J R Andrews for Mr T J Harriss		
PROPOSAL:	Change of Use: Mixed Use Residential/Office (C3/B1) to Residential (C3) to Provide Flat on First Floor		
DECISION:	<p>GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition and informatives reported.</p> <p>[See Minute 594(iv): Declarations of Interest].</p> <p>[Note: Members asked that they be advised of the letter of objection that had been received and seen by some Members and the Chief Planning Officer].</p>		

LIST NO: 2/09 **APPLICATION NO:** P/281/04/CFU
LOCATION: Unit 2, 460 Alexandra Avenue, South Harrow
APPLICANT: Mr Thomas O Brien for Mr & Mrs A Mesgian
PROPOSAL: Change of Use: Retail (Class A1) to Hot Food Takeaway (Class A3) on Ground Floor
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans subject to the conditions and informatives reported.

LIST NO: 2/10 **APPLICATION NO:** P/847/04/CFU
LOCATION: 388 Northolt Road, South Harrow
APPLICANT: The Drawing Room for St Gabriels Social Club
PROPOSAL: Change of Use: Retail (A1) to Social Club (A3) with Single Storey Rear Extension and Enclosure of Rear Yard Area and Shopfront
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/11 **APPLICATION NO:** P/683/04/CFU
LOCATION: 330-332 Station Road, Harrow
APPLICANT: GMA Planning (Louise Steele) for Power Leisure Bookmakers Ltd
PROPOSAL: Change of Use: Retail (Class A1) to Offices (Class B1) on First and Second Floors
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/12 **APPLICATION NO:** P/561/04/CFU
LOCATION: 41 High Street, Harrow on the Hill
APPLICANT: Kenneth W Reed & Associates for Mr Robert Fulker
PROPOSAL: Change of Use: Class B1 (Office) to Mixed Use A1 (Retail) & A3 (Restaurant) on Basement and Ground Floor
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans subject to the conditions and informatives reported.

LIST NO: 2/13 **APPLICATION NO:** P/544/04/CFU
LOCATION: 106 Uxbridge Road, Hatch End
APPLICANT: Jose K Joseph
PROPOSAL: Change of Use: Residential (Class C3) to Health Clinic (Class D1) on Ground Floor
DECISION: REFUSED permission for the development described in the application and submitted plans for the following reason agreed by the Committee:

REASON: The proposed change of use would generate levels of activity which would be detrimental to the amenity of local residents and to the character of the area.

[Notes: (1) The Chief Planning Officer had recommended that this application be granted;

(2) During the discussion on the above application, it was moved and seconded that the application be refused on the ground reported above. Upon being put to a vote this was carried;

(3) Councillors Bluston, Choudhury, Idaikkadar, Miles and Anne Whitehead wished to be recorded as having voted against the decision reached on this application;

(4) Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Kara, Mrs Joyce Nickolay and Thornton wished to be recorded as having voted in favour of the decision reached on this application.]

LIST NO:	2/14	APPLICATION NO:	P/848/04/CFU
LOCATION:	Madalane House, Hillside Road, Pinner		
APPLICANT:	Alan Cumber		
PROPOSAL:	Replacement Double Garage with New Driveway and Provision of Wall with Double Gates on Hillside Road Frontage.		
DECISION:	DEFERRED at officers' request to give consideration to issues relating to other developments within the site and allow the possibility of a Members' site visit. (See also Minute 624 – Members' Site Visits).		
LIST NO:	2/15	APPLICATION NO:	P/432/04/CFU
LOCATION:	35 Brookshill Avenue, Harrow		
APPLICANT:	David R Yeaman & Associates for Mr & Mrs Kopitco		
PROPOSAL:	Single Storey Side Extension, Alterations to Roof to form End Gable and Rear Dormer		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans subject to the conditions reported and the following informative agreed by the Committee. INFORMATIVE: The applicant is informed that any further applications for extension to this property are unlikely to be favourably received.		
LIST NO:	2/16	APPLICATION NO:	P/559/04/CFU
LOCATION:	25 Lake View, Edware		
APPLICANT:	M Stamenkovic for Mr & Mrs Shah		
PROPOSAL:	Rear Dormer		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans subject to the conditions and informatives reported.		
LIST NO:	2/17	APPLICATION NO:	P/623/04/CFU
LOCATION:	Hillfield, 19 Mount Park Road, Harrow		
APPLICANT:	Kenneth W Reed & Associates for Mr & Mrs G Phillips		
PROPOSAL:	Provision of Swimming Pool with Paved Surround		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans subject to the condition and informatives reported.		

LIST NO: 2/18 **APPLICATION NO:** P/2719/03/CFU
LOCATION: 43 Crown Street, Harrow
APPLICANT: Mr K Eshraghi for Mr R Sara
PROPOSAL: Increase Height of Wall Fronting Crown Street
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans subject to the conditions and informatives reported.

LIST NO: 2/19 **APPLICATION NO:** P/505/04/CFU
LOCATION: Hunters Lodge, 13 Potters Street Hill, Pinner
APPLICANT: Mr M Malski
PROPOSAL: Provision of Two "Eyebrow" Dormer Windows on Side Elevation
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans subject to the conditions and informatives reported.

LIST NO: 2/20 **APPLICATION NO:** P/951/03/CLB
LOCATION: 86 High Street, Harrow on the Hill
APPLICANT: Architectural Design Prac. for Guy Marx
PROPOSAL: Listed Building Consent: Conservatory and Stairs at Rear, Internal Alterations
DECISION: GRANTED listed building consent in accordance with the works described in the application and submitted plans subject to the conditions and informative reported.

LIST NO: 2/21 **APPLICATION NO:** P/864/04/DDT
LOCATION: O/S Sudbury Hill Station, Greenford Road, Harrow, Station Shop
APPLICANT: BT, Wendy Stubbs
PROPOSAL: Determination: Re-siting Telephone Kiosk
DECISION: GRANTED approval of details of siting/appearance subject to the condition and informative reported.

LIST NO: 2/22 **APPLICATION NO:** P/560/04/CFU
LOCATION: 48 Woodhall Gate, Pinner
APPLICANT: Roger Hammond for Mr & Mrs Haynes
PROPOSAL: Single Storey Rear Extension
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans subject to the conditions and informatives reported and the information provided on the Addendum.

LIST NO: 2/23 **APPLICATION NO:** P/940/04/CLB
LOCATION: Harrow & Wealdstone Station, 100 Station Approach, Wealdstone
APPLICANT: Mr D Moss for Network Rail
PROPOSAL: Listed Building Consent: Extension to Platforms
DECISION: MINDED TO GRANT listed building consent in accordance with the works described in the application and submitted plans subject to the conditions and informatives reported and subject to no objections being received from English Heritage.

LIST NO: 2/24 **APPLICATION NO:** P/107/04/CFU
LOCATION: Land R/O Ballards Mews High Street, Edgware, Adj. Unit 5
APPLICANT: David Barnard for M King
PROPOSAL: Car Repair Workshop Building (Class B2)
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans subject to the conditions and informatives reported and the information provided on the addendum.

[During the consideration of this application it was agreed that a reference be sent to the Traffic and Road Safety Advisory Panel on the concerns expressed by Members about the proliferation of such businesses and the associated problems of parking].

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/461/04/CFU
LOCATION: 139 Burnt Oak Broadway, Edgware
APPLICANT: D Silverman for Derashahi Communications Ltd
PROPOSAL: Two Storey Rear Extension with Replacement External Stairs
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason and informative reported.

LIST NO: 3/02 **APPLICATION NO:** P/626/04/CFU
LOCATION: 2 Whitefriars Avenue, Harrow
APPLICANT: Jasil Nizar
PROPOSAL: Continued Use of Garage for Repair of Vehicles
DECISION: DEFERRED at officers' request to give further consideration to enforcement issues.
(See Minute 594(v): Declarations of Interest).

LIST NO: 3/03 **APPLICATION NO:** P/2955/03/DFU
LOCATION: 21 Angel Road, Harrow
APPLICANT: Henry Lewis
PROPOSAL: Single Storey Side/Rear Extension
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason and informative reported.

LIST NO: 3/04 **APPLICATION NO:** P/849/04/CFU
LOCATION: Scanmoor House, 56-60 Northolt Road, South Harrow
APPLICANT: J P B Architects for Scanmoor Ltd
PROPOSAL: Two Additional Floors within Mansard Roof to Provide 3 Flats, with Residential Access on Ground Floor.
DECISION: WITHDRAWN by the applicant.
