

PLANNING COMMITTEE MINUTES

13 JANUARY 2010

Chairman: * Councillor Marilyn Ashton

Councillors: * Husain Akhtar * Julia Merison
* Don Billson * Jerry Miles
* Keith Ferry * Joyce Nickolay
* Thaya Idaikkadar

* Denotes Member present

97. Attendance by Reserve Members

RESOLVED: To note that there were no Reserve Members in attendance at this meeting.

98. Right of Members to Speak

RESOLVED: That no Members, who were not members of the Committee, had indicated that they wished to speak at the meeting.

99. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Items 2/05 and 2/06 – Chameleon House, 104 – 106 High Street, Harrow on the Hill, HA1 3LP

Councillor Marilyn Ashton – Prejudicial interest as the applicant was a family member and business partner of a friend. Councillor Ashton would leave the room and take no part in the decision making process.

Councillors Don Billson, Julia Merison and Joyce Nickolay – Personal interests as the Councillors knew the applicant as he was a family member

and business partner of a previous colleague. The Councillors remained in the room during the discussion and decision making on this item.

(Councillor Joyce Nickolay took the Chair for consideration of these applications.

Item 2/15 – 73 West End Avenue, Pinner, HA5 1BN

Councillor Joyce Nickolay – Personal interest in that Councillor Nickolay knew a person who lived opposite the application site. Councillor Nickolay had however never spoken to the applicant. Councillor Nickolay remained in the room during the discussion and decision making on this item.

100. Minutes

RESOLVED: That the minutes of the meeting held on 2 December 2009 be taken as read and signed as a correct record.

101. 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.

RESOLVED ITEMS

102. References from Council and other Committees/Panels

RESOLVED: To note that there were no references.

103. 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 2/01 on the list of planning applications.

[Note: Planning application 2/01 was subsequently deferred, and so the representations were not received].

104. Planning Applications Received

In accordance with the Local Government (Access to Information) Act 1985, the Addendum was admitted late to the agenda as it contained information relating to various items on the agenda and was based on information received after the despatch 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.

RESOLVED: That authority be given to the Head of Planning to issue the decision notices in respect of the applications considered.

(1) TOWNSEND HOUSE, 160 NORTHOLT ROAD, SOUTH HARROW, HA2 0PG (APPLICATION 1/01)

Reference: P/2457/09/SL/MAJ – (Mr Mahash Patel). Change of Use of Existing Building from B1 (Office) Use to D1(C) (Education) Use.

An officer explained to the Committee that the condition proposed in the addendum was being withdrawn by officers and replaced by two additional conditions which were tabled. In response to queries raised by Members, officers confirmed that:

- The hours of use proposed for vocational courses to be carried out was considered to be acceptable. These were the hours submitted by the applicant.
- There were no proposed external alterations associated with the development. Although the application would involve a departure from the Unitary Development Plan, the applicant had provided sufficient marketing material to demonstrate numerous other alternative office space development in the area and the site had been vacant since 2006. The application was therefore considered to meet the requirements in the relevant planning policy and be acceptable.
- It was not within the remit of the Committee to consider whether the proposed school should be licensed or meet certain academic requirements. These issues were governed by different legislation.

The Chairman commented that the proposed development would provide welcome student activity and employment into the area.

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 and the following:

- (i) Deleting Condition 7 and replace with two new conditions:

The education facility hereby permitted shall only be open to staff and students between 08:00 hours to 22:00 hours Monday to Friday and at no time on Saturdays, Sundays or Bank Holidays.

REASON: To safeguard the amenity of neighbouring residents.

The education facility hereby permitted shall only be used for teaching of students between 09:00 hours to 21:00 hours Monday to Friday and at no time on Saturdays, Sundays or Bank Holidays.

REASON: To safeguard the amenity of neighbouring residents.

The Committee wished it to be recorded that the decision to GRANT was unanimous.

(2) 6 NORMAN CRESCENT, PINNER, HA5 3QN (APPLICATION 2/01)

Reference: P/2368/09/EJ/W – (Mr Siva). Single Storey Front, Single and Two Storey Side and Rear Extensions.

DECISION: DEFERRED for a Member Site Visit.

The Committee wished it to be recorded that the decision to DEFER was unanimous.

(3) 190 KENMORE AVENUE, HARROW, HA3 8PR (APPLICATION 2/02)

Reference: P/2761/09/ML1/E – (Mrs P Patel). Certificate of Lawful Proposed Development: Detached Outbuilding in Rear Garden.

DECISION: GRANTED a certificate of Lawful Proposed Development for the development described in the application and submitted plans.

The Committee wished it to be recorded that the decision to GRANT was unanimous.

(4) NOWER HILL HIGH SCHOOL, PINNER ROAD, HA5 5RP (APPLICATION 2/03)

Reference: P/2003/09/LM/C – (Harrow Council). Proposed Use of Existing Car Parking Area as Hardsurfaced Play Area and Retention of Hardstanding Adjacent to New Post 16 Block for Car Parking (31 Spaces).

DECISION: DEFERRED at the request of the Divisional Director, Planning, to allow for further consultation with Sport England.

(5) HARROW SCHOOL SPORTS FIELD, FOOTBALL LANE, HARROW, HA1 3EA (APPLICATION 2/04)

Reference: P/2041/09/SB5/W – (The Keepers and Governors of Harrow School). Three Storey Extension to Southern Elevation of School Sports Hall to Provide Increased Fitness and Laundry Facilities and External Alterations.

An officer explained that although the proposed development would involve a departure from the Unitary Development Plan, it was considered that it would not have a detrimental impact on the openness or character of the site and would provide for improved sports facilities

for the benefit of the school and wider community who had access to the existing playing fields and facilities.

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

The Committee wished it to be recorded that the decision to GRANT was unanimous.

(6) CHAMELEON HOUSE, 104 – 106 HIGH STREET, HARROW ON THE HILL, HA1 3LP (APPLICATION 2/05)

Reference: P/2352/09/HG/W – (Mr T Harris). Renewal of Planning Permission P/1553/04/CFU for Replacement of 'The Studio' With a 2/3 Storey Building (Use Class B1) and 2 Storey Detached Block to Provide 2 Flats and 1 Dwelling House; Access Landscaping and 8 Parking Spaces.

The Vice Chairman took the Chair for this item.

An officer reported that following consultation, both English Heritage and Waste Management colleagues had raised no objections to the proposed development. The current studio building was in a dilapidated state and could not be practically renovated or repaired. The proposed development met all relevant policies and guidance.

In response to queries raised by Members, officers explained that:

- Every development had an element of impact upon the surrounding properties, and in this circumstance it was considered reasonable.
- The building was on a local list of buildings of merit but this did not carry the same weight as a building being listed nationally. The proposals reflected the character and appearance of the existing building so that the impact upon the conservation area and the setting of the listed buildings remained acceptable.
- The Conservation Team within the Council would be consulted on the most appropriate way to recognise the historic value of buildings within the borough. This would include consideration of plaques, to recognise the historical importance of specific buildings.
- A condition relating to controlling Japanese Knot Weed would be required to address the issues raised by knotweed on the site.

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 and the following:

- (i) Inserting an extra condition to read

Before the development hereby permitted commences, the site must be surveyed by an approved environmental consultant for the presence of Japanese Knotweed and a copy of this survey sent to the Local Planning Authority. Please note that Japanese Knotweed can be far more extensive than the visible parts on the surface and that the underground parts of the plant may extend laterally up to 7 metres beyond this. Therefore, this survey must also note any knotweed adjoining the site. If Japanese Knotweed is confirmed, full details of a scheme for its eradication and/or control shall be submitted to and approved by the Local Planning Authority prior to the commencement of work on site. The development shall be carried out in accordance with the approved scheme.

REASON: To ensure the safe destruction and prevention of spread of Japanese Knotweed."

The Committee wished it to be recorded that the decision to GRANT was unanimous by those able to vote.

(7) CHAMELEON HOUSE, 104 – 106 HIGH STREET, HARROW ON THE HILL, HA1 3LP (APPLICATION 2/06)

Reference: P/2462/09/HG/W – (Mr T Harriss). Conservation Area Consent: Demolition of 'The Studio'.

The Vice Chairman took the Chair for this item.

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.

The Committee wished it to be recorded that the decision to GRANT was unanimous by those able to vote.

(8) HATCH END HIGH SCHOOL, HEADSTONE LANE, HARROW, HA3 6NR (APPLICATION 2/07)

Reference: P/2612/09/GL/C – (Harrow Council). Provision of a New Indoor Swimming Pool to Replace Existing Outdoor Pool (Revised Application Based on Amendments to an Existing Planning Consent Ref: P/0483/09 Granted 01/05/2009.

An officer explained that although the Committee had approved a previous application on this site, the plans had to be varied to meet functional requirements. The revisions would not change the impacts previously identified as a result of the development. The building and would be a valuable resource for the school and wider community.

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.

The Committee wished it to be recorded that the decision to GRANT was unanimous.

**(9) 112 UXBRIDGE ROAD, HARROW WEALD, HA3 6TR
(APPLICATION 2/08)**

Reference: P/1591/09/GL/C – (Mr Jay Dadhania). Variation of Condition 3 (Permeable Paving in Front Garden) and 7 (Details of Retaining Wall) of Planning Permission P/3558/08 Dated 27 March 2009 For Retention of Detached Two Storey Dwelling House with Rooms in Roofspace; Timber Decking at Rear and Proposed Alterations to Garden Levels; Landscaping.

An officer reported that the conditions proposed in the addendum were being withdrawn by officers and replaced by one additional condition which was tabled.

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

(i) Inserting an extra condition to read:

The permission hereby granted is supplemental to planning permission ref: P/3558/08 granted by the Council on 27 March 2009. Save as modified by this permission the terms and conditions of planning permission ref: P/3558/08 are hereby ratified and remain in full force and effect unless as otherwise agreed in writing by the Council.

REASON: To ensure compliance with planning permission ref: P/3558/08.

The Committee wished it to be recorded that the decision to GRANT was unanimous.

(10) 7 THE AVENUE, HATCH END, HA5 5BN (APPLICATION 2/09)

Reference: P/2036/09/GL/C – (Mr Kasif Deen). Retention of Two Blocks Providing a Total of 7 Flats Together with 10 Parking Spaces.

An officer explained that the property on the development site had been built in accordance with planning permission previously granted. The reason for this application was due to the applicant's failure to discharge conditions at the right time. The impact of the development was unchanged from that previously approved.

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.

The Committee wished it to be recorded that the decision to GRANT was unanimous.

(11) 74 ALICIA AVENUE, HARROW, HA3 8HS (APPLICATION 2/10)

Reference: P/2147/09/FOD/E – (Mr Alan Webb). Two Storey Front and First Floor Side Extensions, External Alterations, Conversion to Two Dwelling Houses (Revised).

An officer explained that Members had previously been on a site visit. The officer explained that an additional condition was required for a cross over. In response to a question by a Member, the officer explained that the Council's policy was to ensure permeable material was used in driveways as this was sustainable and the correct approach to take. There were a range of different approaches to ensure that drives were permeable.

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

- (i) Inserting an extra informative to read:

Before implementing the planning permission hereby granted, or the works indicated in your certificate of lawful proposed development, the applicant is advised to contact the Council's Highways Crossings Officer on 020 8424 1799 or by email to frank.cannon@harrow.gov.uk to find out whether the construction of the crossover is acceptable in highway terms.

The Committee wished it to be recorded that the decision to GRANT was unanimous.

(12) THE QUADRANT, UNIT 3, HEADSTONE GARDENS, HARROW, HA2 6PN (APPLICATION 2/11)

Reference: P/1445/09/LM/C – (Mr Kanagrajah). Change of Use of Shop (Class A1) to Restaurant (Class A3).

The Committee were informed that the proposed development involved a change of use of vacant retail premises in a small local parade, to a restaurant. The proposal was not considered to be detrimental as 75% of the units in the local parade were still in retail use.

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 and the following:

(i) An amendment to Condition 6 to read:

The premises shall be used as a restaurant only (Class A3) and shall not be used for the provision of take away services or the delivery of hot food prepared on the premises.

REASON: To safeguard the amenity of neighbouring residents and the character of the locality and in the interests of highway safety at this busy junction.

The Committee wished it to be recorded that the decision to GRANT was unanimous.

(13) 69 WEST END LANE, PINNER, HA5 1AF (APPLICATION 2/12).

Reference: P/2001/09/SB5/W – (Towers Associates). Demolition of Nursery School Building; Replacement Two Storey Building with Habitable Roof Space Providing 6 Flats; New Vehicle Access.

An officer explained that the Committee had conducted a site visit on this application. Following refusal of planning permission for a larger development, there had been negotiations between the applicant and the Council which resulted in the scheme which had been presented to the Committee.

In response to queries raised by Members, officers reported the following:

- The Highways engineer had been consulted on the proposals and had raised no concerns in relation to the turning of cars within the vehicle access.
- The substation close to the proposed development was not part of the proposed development.
- There was a condition to address issues relating to landscaping.
- Officers would consult with the Conservation Team within the Council to investigate whether a plaque could be put up on the site to identify its historical importance.

The Chairman congratulated officers on negotiating an acceptable and well designed proposal.

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.

The Committee wished it to be recorded that the decision to GRANT was unanimous.

(14) HATCH END HIGH SCHOOL, HEADSTONE LANE, HARROW, HA3 6NR (APPLICATION 2/13)

Reference: P/2159/09/AJ/C – (Harrow Council). Temporary Modular Building (3 Years) To Provide Teaching Space for Additional Pupils.

It was explained to the Committee that the proposal supported the Sustainable Community Strategy and was in accordance with UDP policies D4, C7 and EP47. Consultation had taken place with Sport England, however their support for the application was only on the basis that the temporary permission be limited to two years, in the opinion of Sport England the grant of permission for more than two years would lead to a loss of sports playing fields. On the basis of that the application was for three years Sport England's comments were treated as an objection to the proposed development. Officers considered that the medium term (3 year) needs of delivering the education programme needed to be balanced against the needs for the sports playing fields.

The officer explained that only in extreme cases would Sports England refer an application to the Government Office for London. The Sport England objection to the proposal stemmed from their overall policy against temporary buildings on school playing fields.

The Chairman stressed that Sport England were an important consultee for relevant applications. She was keen to ensure that Sports England did not feel disregarded and that they recognised the Council were keen to work closely with them.

An officer responded that he would shortly be meeting with the Director for London and would raise this issue. The Council did work closely with Sport England and would work closely with them for all future relevant applications.

A Member commented that schools were in a phasing process for developing permanent building and temporary buildings were only required for three years to accommodate the phasing process.

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.

The Committee wished it to be recorded that the decision to GRANT was unanimous.

(15) SHAFTESBURY SCHOOL, LONG ELMES, HARROW WEALD, HA3 6LE (APPLICATION 2/14)

Reference: P/2160/09/AJ/C – (Harrow Council). Temporary Modular Building to Provide Teaching Space for Additional Pupils and Demolition of Two Existing Temporary Buildings; New Electricity Substation; Three New Car Parking Spaces.

An officer explained that the application had been deferred from the last meeting for further consultation. The proposal was part of a borough wide Year 7 expansion programme

In response to queries raised by Members, officers responded that:

- There had been wide consultation on the proposals. No negative response had been received. St Theresa's R.C school, adjacent to the development, had not been consulted as the land was owned by the applicant (the Council).
- The address of the site was produced electronically using a national accredited database which was used by all Local Planning Authorities. The address for the application site was therefore consistent with national records – despite the lack of a direct access to Long Elms.

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.

The Committee wished it to be recorded that the decision to GRANT was unanimous.

(16) 73 WEST END AVENUE, PINNER, HA5 1BN (APPLICATION 2/15)

Reference: P/3084/08/SB5/W – (Mr Adekoyejo Oduniya). Continued Use of Building as Four Self Contained Flats Including Side and Rear Extensions, Rear Dormer, Rooflights, Balcony Screen and Refuse Storage Area; and Landscaping, Proposed Widened Vehicle Access; External Alterations.

An officer reported that Members had conducted a site visit and subsequent to this the roof terrace balcony now consisted of clear Perspex material. The addendum had reflected the updated information.

In response to queries raised by Members, an officer explained that the application followed on from a previous scheme which was granted in 2006. However as the applicant commenced development before discharging the pre-commencement planning conditions, the original permission had fallen away. The principle to convert from two flats to four flats had therefore already been set by the approval of the previous permission.

Additionally the garden had been split in two for the two ground floor flats. If Members wished to see the original plans enacted, the planning conditions would need to have required this explicitly. The Highways engineer had agreed, in principle, to an increase in the width of the cross over to 4.5 metres due to the fact that it was a wider site containing four dwellings.

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.

The Committee wished it to be recorded that the decision to GRANT was unanimous.

(17) 33 KINGSHILL AVENUE, HARROW, HA3 8JT (APPLICATION 3/01)

Reference: P/2272/09/NR/E – (Mr N Amin). Continued Use of Former Dwellinghouse as 7 Self Contained Flats.

An officer explained that the existing dwelling had been converted to 7 flats. The application for this permission had previously been refused by the planning inspectorate on waste management grounds.

The officer explained that the provision and location of the bins required for the development was unacceptable. There was not enough space to store these at the front of the property in an acceptable way. The applicant had made a further submission to the Council but it was considered that this did not address the key waste management issues relating to the application.

DECISION: REFUSED permission for the development described in the application and submitted plans for the reason reported.

The Committee wished it to be recorded that the decision to REFUSE was unanimous.

(18) 190 STATION ROAD, HARROW, HA1 2RH (APPLICATION 3/02)

Reference: P/2271/09/AT/C – (Mr Farhad Davarzani). Variation of Condition 5 attached to Planning Permission No. EAST/1407/02/FUL Granted on 14 October 2004 to Permit Opening on Sunday from 10:30 hours to 23:00 hours; Monday to Wednesday from 08:00 hours to 0:00

hours; Thursday from 08:00 hours to 02:00 hours; and Friday and Saturday from 08:00 hours to 03:00 hours.

DECISION: DEFERRED to allow further discussions with the Applicant and for further consultation.

The Committee wished it to be recorded that the decision to DEFER was unanimous.

105. Member Site Visits

RESOLVED: That a Member site visit takes place on Saturday 30 January 2010 at 9.30 am to the following sites:

- Travis Perkins, 110-114 Greenford Road, Harrow HA1 3QL.
- 6 Norman Crescent, Pinner HA5 3QN.

(Note: The meeting, having commenced at 6.30 pm, closed at 8.58 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman