

# PLANNING COMMITTEE

## MINUTES

### 3 FEBRUARY 2010

**Chairman:** \* Councillor Marilyn Ashton

**Councillors:**

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

\* Denotes Member present

#### 106. Attendance by Reserve Members

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

#### 107. Right of Members to Speak

**RESOLVED:** That, in accordance with Committee Procedure Rule 4.1, the following Councillors, who were not Members of the Committee, be allowed to speak on the agenda items indicated:

<u>Councillor</u>	<u>Planning Application</u>
Robert Benson	1/01 Cedars Community Arts & Youth Centre, Chicheley Gardens, Harrow HA3 6QH
Paul Scott	1/01 Cedars Community Arts & Youth Centre, Chicheley Gardens, Harrow HA3 6QH

**108. Declarations of Interest**

**RESOLVED:** To note that there were no declarations of interests made by Members.

**109. Minutes**

**RESOLVED:** That the minutes of the meeting held on 13 January 2010 be taken as read and signed as a correct record.

**110. 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.

**111. References from Council and other Committees/Panels**

**RESOLVED:** To note that there were no references.

**RESOLVED ITEMS**

**112. 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: The objector was not in attendance at the meeting, therefore the representations were not received].

**113. 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 Divisional Director of Planning to issue the decision notices in respect of the applications considered.

**(1) CEDARS COMMUNITY ARTS & YOUTH CENTRE, CHICHELEY GARDENS, HARROW HA3 6QH (APPLICATION 1/01)**

Reference: P/2441/09/SL/MAJ – (Watford FC Community Sports & Education Trust & London Borough Of Harrow) Demolition Of Existing Cedars Youth And Community Centre, Redevelopment Comprising New Cedars Myplace Youth And Community Centre, Associated All Weather Playing Surface, Parking, Landscaping And Refuse.

The Committee's attention was drawn to the addendum which outlined car parking management measures to prevent injudicious parking at events and how this could be addressed with planning conditions. Subject to the modification of Condition 20 as proposed, officers were of the view that adequate controls could be established to ensure that car parking demand did not adversely impact upon highway safety or residential amenity.

In response to queries raised by Members, it was noted that:

- Whilst accessible during the day, the pitch would be secured out of hours by fencing and gates.
- Officers were of the opinion that, in submitting the Travel Plan, the applicants had engaged with transport providers at a strategic level. Regular monitoring of bus services and PSV (Passenger Service Vehicles) services could inform the travel plan.
- Implementation of the Travel Plan should enable event clashes to be avoided. The situation would be monitored and potential overspill locations identified should the need arise.
- Should monitoring identify problems then consideration could be given to the implementation of formal parking controls under the Highways Act.
- The management of contractor parking during the building stage should be adequately dealt with by the Considerate Contractor's Code and Environmental Health legislation.

**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.*

**(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

An officer explained that Members had previously been on a site visit.

**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.*

**(3) LANCSVILLE YARD, LAND TO THE SIDE AND REAR OF 110-116 GREENFORD ROAD, HARROW HA1 3QL (APPLICATION 2/02)**

Reference: P/2312/09/HG/C – (Travis Perkins Plc.) Change Of Use Of Existing Builders Yard (Sui Generis) To A Builders Merchant (Sui Generis) And The Erection Of 2 No. Buildings For The Display, Sales And Storage Of Building, Timber And Plumbing Supplies, Plant And Tool Hire, Including Outside Display And Storage And External Alterations Including New Fencing.

**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.*

**(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).

The Committee was advised that Sport England had expressed concern at the proposed development and did not consider that an exception under their criteria for development on playing fields and former playing fields would apply. Members expressed the view that the proposal to seek a temporary permission for two years which tied in with the other temporary consents with Sport England did not seem appropriate for a surfaced car park. The parking area would not impact upon the actual use of the playing fields themselves but the adjoining grassed area only and would service as an ancillary function for both the school and the use of the playing fields.

The officers undertook to liaise further with Sport England to seek the withdrawal of the objection. Should the officers be unsuccessful in persuading them to withdraw their objection the matter would be brought back to the Committee.

**DECISION:** MINDED TO GRANT the application subject to Sport England withdrawing its objection and to delegate grant of permission and imposition of conditions to the Divisional Director of Planning. Should Sport England not withdraw its objection, the application to be resubmitted to the Planning Committee and not determined by the Divisional Director of Planning.

*The Committee wished it to be recorded that the decision to delegate grant of permission and imposition of conditions to the Divisional Director of Planning was unanimous.*

**(5) 6 COLUMBIA AVENUE, EDGWARE, HA8 5DQ (APPLICATION 2/04)**

Reference: P/2476/09/ML1/E – (Mr Dharendra Patel- Crossville Developments Ltd) Conversion Of Dwelling House Into 4 Flats; Alterations To Roof To Form End Gables And Rear Dormers; Provision Of 2 Car Parking Spaces.

**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) PARK VIEW COURT, 1 ELMS ROAD, HARROW WEALD, HARROW, HA3 6BD – (APPLICATION 2/05)**

Reference: P/2737/09/LM/C – (Mr H Sundavadra) Conversion Of Two Integral Garages To Flat With External Alterations, Demolition Of Three Adjoining Attached Garages And New Bin Enclosure.

**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.*

**(7) 87 KINGSFIELD AVENUE, HARROW, HA2 6AR (APPLICATION 2/06)**

Reference: P/2652/09/LM/C – (Shield Homes Limited) Erection Of Detached Two Storey House With Garage And New Vehicle Cross Over At Rear Fronting Allington Road. (Extension To Time Limit For Implementing Planning Permission P/3299/06 Allowed On Appeal 13/06/07).

An officer reported an error in the description and requested that the revised description of the development be noted.

The Committee was advised that the application before the Committee was for an extension of the time limit for the planning permission allowed on appeal on 13 June 2007. Members needed to determine whether anything had changed since the Inspector's decision. Any consideration to refuse the application would require the identification of specific changes in circumstance and the provision of evidence.

In response to a question regarding access, attention was drawn to the appeal decision which stated that the Inspector had considered the views of local residents, including the additional points made about the loss of greenery, highway and traffic considerations and pedestrian safety. The Inspector had considered that none of these other points were of sufficient importance to outweigh his conclusions on the main issues which led to his decision to allow the appeal. Any decision to refuse the application without identifying a material change in circumstances since the appeal inspector's consideration of the proposal was likely to result in a claim for costs at appeal. The UDP (Unitary Development Plan) under which it was previously considered had not been replaced.

It was noted that the Inspector had stated that the retention of the garage and parking space was necessary to ensure adequate off-street parking space was available for use by the occupiers of the new house.

**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 voting was as follows:*

*Councillors Husain Akhtar, Marilyn Ashton, Don Billson, Julia Merison and Joyce Nickolay as having supported the grant,*

*Councillors Keith Ferry, Thaya Idaikkadar and Jerry Miles as having abstained*

**(8) 1-3 THE MALL, HARROW, HA3 9TF (APPLICATION 4/01)**

Reference: P/0054/10/SL – (London Borough Of Brent) Consultation From Neighbouring Borough: Demolition Of Existing Buildings And Erection Of Two 3-, 4- & 5-Storey Blocks Totalling 143 Dwellings, Comprising 18 X One-Bedroom Flats, 27 X Two-Bedroom Flats, 30 X Three-Bedroom Flats, 11 X Four-Bedroom Maisonettes, 2 X Five-Bedroom Maisonettes (Affordable) And 13 X One-Bedroom Flats & 42 X Two-Bedroom Flats (Private Housing), With 27 Surface And 81 Basement Car-Parking Spaces, Amenity Space, Children's Play Area And Bin Stores.

**DECISION:** INFORM the London Borough of Brent that Harrow Council raises no objection to this application subject to the proper consideration of the matters raised in the report with regard to highway impacts.

*The Committee wished it to be recorded that the decision that no objection be made was unanimous.*

#### **114. Member Site Visits**

**RESOLVED:** That a Member site visit takes place on Saturday 13 February 2010 to the following site:

1 Mill Farm Close, Pinner HA5 3SS

The Divisional Director Planning would update Members if there was a need to extend the site visit to other sites.

(Note: The meeting, having commenced at 6.30 pm, closed at 8.30 pm).

(Signed) COUNCILLOR MARILYN ASHTON  
Chairman