
REPORT OF STRATEGIC PLANNING COMMITTEE

MEETING HELD ON 14 JANUARY 2009

Chairman: * Councillor Marilyn Ashton

Councillors: * Husain Akhtar * Graham Henson (2)
 * Don Billson * Julia Merison
 * Mrinal Choudhury * Joyce Nickolay
 * Keith Ferry

* Denotes Member present
 (2) Denotes category of Reserve Member

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES
330. 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 Thaya Idaikkadar	Councillor Graham Henson

331. 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.

332. Declarations of Interest:

RESOLVED: To note that the following interests were declared:

<u>Agenda Item</u>	<u>Member</u>	<u>Nature of Interest</u>
10. Planning Applications Received. Item 1/02 24 Railway Approach, Harrow	(Councillor Mrinal Choudhury (Councillor Keith Ferry (Councillor Graham Henson (((All declared a prejudicial interest in the application because the property adjacent to the application site was the Wealdstone Labour Hall. Accordingly, they would leave the room and take no part in the discussion or decision making process.

333. Minutes:

RESOLVED: That the minutes of the meeting held on 3 December 2008, be taken as read and signed as a correct record.

334. Public Questions:

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.

335. 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.

336. **Representations on Planning Applications:**

RESOLVED: That in accordance with the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution), (1) representations be received in respect of item 1/01;

(2) a maximum of two speakers be permitted to address the Committee and the length of time for representations be for a maximum of five minutes each.

337. **Planning Applications Received:**

RESOLVED: That (1) in accordance with the provisions of the Local Government (Access to Information) Act 1985, the following item/information be admitted to the agenda by reason of the special circumstances and grounds for urgency stated:

<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.

and;

(2) 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.

338. **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.

339. **Equitable House, Lyon Road, Harrow - Section 106 Agreement:**

The Committee received a report which sought an extension of time to complete a Section 106 Agreement relating to Equitable House, Lyon Road, Harrow. It was noted that the Committee had approved heads of terms for the Agreement on 14 May 2008.

Members' attention was drawn to the fact that there was a Part 2 appendix in association with this item which appeared elsewhere on the agenda.

An officer advised the Committee of an amendment to the recommendation and it was

RESOLVED: That the time for completion of the Agreement be extended by two calendar months from 14 January 2009.

(See Minute 342)

340. **Member Site Visits:**

RESOLVED: To note that there were no Member site visits to be arranged.

341. **Exclusion of the Press and Public:**

RESOLVED: That the press and public be excluded from the meeting for the following item for the reasons set out below:

<u>Item</u>	<u>Title</u>	<u>Reason</u>
16	Appendix to Equitable House, Lyon Road, Harrow – Section 106 Agreement	Information under paragraph 5 of Part 1 of Schedule 12A to the Local Government Act 1972, relating to information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

342. **Equitable House, Lyon Road, Harrow - Section 106 Agreement - Appendix:**
The Committee considered a confidential appendix and

RESOLVED: That the appendix be noted.

(See minute 341 above)

(Note: The meeting, having commenced at 6.30 pm, closed at 7.35 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

SECTION 1 – MAJOR APPLICATIONS

LIST NO:	1/01	APPLICATION NO:	P/0707/08/DT2
LOCATION:	Former Lowlands Road Recreation Ground And Part Of Existing Harrow College, Lowlands Road, Harrow, HA1 3AQ		
APPLICANT:	Harrow College		
PROPOSAL:	Redevelopment Of Harrow College In An 8 To 10 Storey Building On Adjacent Site At Lowlands Road Recreation Ground To Provide 30,380 Sqm Of Floorspace, Replacement And Reconfiguration Of 0.97 Hectare Of Metropolitan Open Land (Mol), Creation Of New Access At Station Approach, Basement Car Parking, Cycle And Minibus Parking And Associated Landscaping.		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to a legal agreement and the conditions and informatives reported, as amended on the Addendum		
	[Note: (1) Prior to discussing the above application, the Committee received representations from two objectors which were noted.		
	(2) Prior to discussing the above application, the legal officer drew the Committee's attention to the following:		
	<ul style="list-style-type: none"> a) that the Committee had already resolved, on 14 May 2008, to grant planning permission for the development in principle subject to completion of a legal agreement and referral of the application to GOL and the direction of the mayor of London; b) that the current report before the Committee addressed new issues which have arisen since the Committee resolution of 14 May 2008 (including additional conditions and revisions to the section 106 heads of terms) and the Committee was being requested to consider those issues; c) that officers had taken the opportunity to expand on the very special circumstances which might justify development on Metropolitan Open Land and which have now been accepted by the Greater London Authority. 		
	(3) The Committee wished it to be recorded that the decision to grant the application was unanimous].		

LIST NO:	1/02	APPLICATION NO:	P/1455/08/DC3
LOCATION:	24 Railway Approach, Harrow		
APPLICANT:	Chantry Estates		
PROPOSAL:	Outline: Demolition Of Existing Warehouse And Construction Of Part 5/Part 6 Storey Building Containing 34 Residential Units, Ground Floor Office Space And Lower Ground Floor Car Parking		
DECISION:	GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, and subject to a legal agreement and the conditions and informatives reported.		
	[Note: The Committee wished it to be recorded that the decision to grant the application was unanimous]		

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/3434/08/RP1
LOCATION: William Ellis Sports Ground, Camrose Avenue, Edgware
APPLICANT: Mr Nitesh Gor
PROPOSAL: Change Of Approved Levels To Planning Permission Ref: P/1282/07/CFU
DECISION: GRANTED permission for the development described in the application and submitted plans subject to the conditions and informatives reported.

[Note: The Committee wished it to be recorded that the decision to grant the application was unanimous by those of the Committee able to vote].

LIST NO: 2/02 **APPLICATION NO:** P/3473/08/RH
LOCATION: 287-293 Whitchurch Lane, Edgware
APPLICANT: Banner Homes
PROPOSAL: Approval Of Reserved Matter (External Appearance) Pursuant To Permission P/3309/06 - Revised Drawings

DECISION: DEFERRED to address the issue of loss of privacy.

[Note: (1) During discussion on the above item, it was moved and seconded that the application be refused because the proposal, by reason of poor design, would give rise to a loss of privacy by reason of overlooking from the two dormer windows and recessed roof terrace facing towards the rear garden of 295 Whitchurch Lane, contrary to Harrow Unitary Development Plan policies D4 and D5. This motion was withdrawn due to the officer suggestion of deferral.

(2) The Committee wished it to be recorded that the decision to defer the application was unanimous]
