

PLANNING COMMITTEE

MINUTES

14 JULY 2010

Chairman: * Councillor Keith Ferry

Councillors: * Mrinal Choudhury * Thaya Idaikkadar
* Stephen Greek * Joyce Nickolay
* Graham Henson (1) * Anthony Seymour

* Denotes Member present
(1) Denotes category of Reserve Members

16. Welcome

The Chairman welcomed Members from Hertsmere Borough Council who were in attendance to observe the proceedings.

17. Attendance by Reserve Members

RESOLVED: To note the attendance at this meeting of the following duly appointed Reserve Member:

Ordinary Member

Councillor William Stoodley

Reserve Member

Councillor Graham Henson

18. 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:

Councillor

Husain Akhtar

Planning Application

1/02 – 287-293 Whitchurch Lane, Edgware

Camilla Bath	2/01 – Buckingham Boulangerie, 9 Buckingham Parade, Stanmore
Chris Noyce	2/02 – 1 Dewsbury Close, Pinner
James Bond	2/10 – Observer House, 34 Greenhill Way, Harrow

19. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Agenda Item 10 – Planning Applications Received - 1/04

Swift Close and Drinkwater Road, Rayners Lane Estate, Harrow

Councillor Graham Henson declared a prejudicial interest in that he was a Council appointed member of the HOME Group. He left the room whilst the matter was considered and voted upon.

Agenda Item 10 – Planning Applications Received - 2/01 Buckingham Boulangerie, 9 Buckingham Parade, Stanmore

Councillor Stephen Greek declared a prejudicial interest in that he was a regular customer of the applicant and the applicant catered for family events. He left the room whilst the matter was considered and voted upon.

Agenda Item 10 – Planning Applications Received - 2/03 Stanmore College, Elm Park, Stanmore

Councillor Mrinal Choudhury declared a personal interest in that he had received hospitality as Deputy Mayor and a former Councillor was employed as Vice Principal at the College. He would remain in the room whilst the matter was considered and voted upon.

Agenda Item 10 – Planning Applications Received - 2/05 Bentley Wood High School, Binyon Crescent, Stanmore

Councillor Mrinal Choudhury declared a personal interest in that he had received hospitality from the school as Deputy Mayor. He would remain in the room whilst the matter was considered and voted upon.

Agenda Item 10 – Planning Applications Received - 2/07 406-412 Uxbridge Road Hatch End

Councillor Anthony Seymour declared a personal interest in that he had been a customer at the premises. He would remain in the room whilst the matter was considered and voted upon.

Agenda Item 12 – Stopping Up the Highway – Rayners Lane Estate, Eliot Drive, Drinkwater Road

Councillor Graham Henson declared a personal interest in that he was a Council appointed member of the HOME Group. He would remain in the room whilst the matter was considered and voted upon.

Agenda Item 13 – Tree Preservation Order No 941

Councillors Stephen Greek, Joyce Nickolay and Anthony Seymour declared a personal interest in that a Conservative Councillor lived in the road in which the relevant tree was present. They would remain in the room whilst the matter was considered and voted upon.

20. Minutes

RESOLVED: That the minutes of the meeting held on 9 June 2010 be taken as read and signed as a correct record subject to it being noted that with regard to application 1/09 Former Case is Altered Public House, Wealdstone, the second paragraph on page 11 be replaced with:

‘The Committee further resolved that authority for resolution of the objection from the Environment Agency be delegated to the Divisional Director, Planning and that the Developer arrange for palladine bins to be brought to the front of the building on collection day and returned to the site after collection’.

21. 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 17, 15 and 16 respectively.

22. References from Council and other Committees/Panels

RESOLVED: To note that there were no references.

23. Representations on Planning Applications

RESOLVED: That in accordance with

- (1) the provisions of Committee Procedure Rule 30 (Part 4B of the Constitution), representations be received in respect of items 1/01, 1/02, 2/01, 2/02, 2/06, 2/09 and 2/10 on the list of planning applications;
- (2) Committee Procedure Rule 30.5 the Committee agreed to allow two representations to be received in respect of item 1/03;
- (3) Committee Procedure Rule 25 the Committee agreed to suspend Rule 30 to enable a representation to be made although a representation had been made at the last meeting in respect of item 2/02;
- (4) Committee Procedure Rule 25 the Committee agreed to suspend Rule 30 to enable a representation to be made although notice had not been given in accordance with the procedure in respect of items 1/01 and 2/10.

[Note: Planning application 2/09 was subsequently deferred, and so the representations were not received].

RESOLVED ITEMS

24. 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 Planning to issue the decision notices in respect of the applications considered.

36 WELLINGTON ROAD, PINNER, HA5 4NW (APPLICATION 1/01)

Reference: P/0519/10/SOS – (AKA Planning). Demolition Of The Existing 35 Bed Silverlands Residential Care Home And Associated Outbuildings And The Erection Of A 29 Bed Replacement Residential Nursing Care Home Which Would Include A Total Of 6 Car Parking Spaces Including 2 Parking Spaces For Disabled Use.

The Committee was informed that the existing use of the property was as a care home and that the proposal would result in a reduction in beds from 35 to 29. The use of the parking spaces for visitors to the front of the property would be a management issue.

In response to a question, Members were advised that Committee approval would be required should an extractor system or external ventilation be required.

The Committee received representations from an objector, Adrian Mahathevai, and a representative of the Applicant, Adrian Kearley, which were noted.

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

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

287-293 WHITCHURCH LANE, EDGWARE, HA8 6RA (APPLICATION 1/02)

Reference: P/0283/10/SL – (Banner Homes). Variation To Condition 3 Of Planning Permission Ref: P/3309/06 Allowed On Appeal Dated 02.07.07 For 'The Demolition Of All Existing Buildings, The Erection Of Fourteen Apartments With Ancillary Fitness/Spa Centre, Reception For Fitness/Spa

Centre And Internet Cafe, Car Parking And All External Works' From 'The Access Road, Parking Area And Cycle Storage Facility Shall Be Laid Out In Accordance With The Revised Details Shown On Drawing No. Cm/WI/08' To 'The Access Road, Parking Area And Cycle Storage Facility Shall Be Laid Out In Accordance With The Revised Details Shown On Drawing Nos. P.02 Rev O And Ban 16748-11 Rev D'

The Committee was informed that the variation of condition would allow for a revision to the car parking layout. This was linked to the landscaping proposals which were reserved matters.

In response to questions, Members were informed that:

- the use of the right of way between 293 and 295 Whitchurch Lane was a private law matter and not a planning consideration;
- the use of the shared driveway did not affect the movement of a specialised vehicle;
- as a garage had previously been in the location of the parking space the resumption of use of the right of way would not have a worsening effect on the neighbours. The physical constraints of the parking area would preclude more than one car parking there;
- there was no planning restriction as to who could park in the parking space;
- there was no direct access into the site from the shared driveway. The objector was seeking an assurance that there was a secure boundary between the development and the shared driveway.

The Committee received representations from two objectors, Sara Perez and Abe Hayeem, and a representative of the Applicant, Neil Cottrell, which were noted.

DECISION: GRANTED permission for the variation of condition described on 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 the application was unanimous.

FORMER CASE IS ALTERED PUBLIC HOUSE, 74 HIGH STREET, WEALDSTONE, HA3 7AF (APPLICATION 1/03)

Reference: P/1161/10/SL – (Fruition Properties). Redevelopment To Provide 24 Flats In 3 Separate Blocks Ranging Between 4 And 6 Storeys In Height And 352 Sqm Of Retail Floorspace (Use Class A1) At Ground Floor Level [Resident Permit Restricted]

An officer introduced the report and stated that the application addressed the concerns raised by the inspector in the appeal decision.

DECISION: (1) GRANTED permission for the development described on the application and submitted plans, as amended on the addendum, and subject to the completion of a legal agreement, and the conditions and informatives reported and the following amendment to condition 7:

"Notwithstanding what is shown on the approved plans, prior to the commencement of the development hereby permitted, details of a scheme for the storage and disposal of refuse/waste shall be submitted to, and approved in writing, by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained."

(2) The Committee further resolved that authority for resolution of the objection from the Environment Agency be delegated to the Divisional Director, Planning. The Divisional Director, Planning be authorised to amend the draft decision notice to reflect additional conditions if necessary;

(3) The details of refuse storage be reported to the Committee.

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

SWIFT CLOSE & DRINKWATER ROAD, RAYNERS LANE ESTATE, HARROW, HA2 0TH (APPLICATION 1/04)

Reference: P/0405/10/SOS – (Home Group). Demolition Of Four Existing Blocks Of Flats And The Construction Of 55 Private Residential Dwellings As Part Of The Rayners Lane Estate Regeneration; Comprising 2 X 3 Bed Houses, 17 X 2 Bed Houses, 22 X 2 Bed Apartments And 14 X 1 Bed Apartments; The Provision Of Landscaping, Refuse And 54 Car Parking Spaces (Revised Detailed Proposal).

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

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

10 ELIOT DRIVE, HARROW, HA2 0UJ (APPLICATION 1/05)

Reference: P/1000/10/SOS – (Mr Chris Keys - Home Group). Variation To Condition 8 (Landscaping Details) Of Planning Permission Ref: P/1905/09 Dated 22.12.2009 "Prior To First Occupation Of The Development Hereby Approved, Details Shall Be Submitted To And Approved In Writing By The Local Planning Authority Of The Proposal Local Area Of Plan [Lap] And Local Equipped Area Of Play [Leap]. These Details Shall Include Play Equipment, Street Furniture, Landscaping, Boundary Treatment Surface Material And Any Other Relevant Details." From "The Details As Approved Shall Be

Implemented In Full Prior To First Occupation Of The Development, And Retained As Such Thereafter” To “The Details As Approved Shall Be Implemented In Full Prior To Completion Of The Development, And Retained As Such Thereafter, With The Exception Of The Planting And Turfing Which Is To Be Carried Out By The End Of December In The First Planting Season Following Completion Of The Development.”

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

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

**ST GEORGE’S CHURCH SPORTS GROUND, PINNER VIEW, HA1 4RJ
(APPLICATION 1/06)**

Reference: P/1546/09/AH – (St Georges Parochial Church Council). Outline Redevelopment Of St. Georges Field To Provide 7 X 1 Bed Flats, 8 X 2 Bed Flats, 4 X 3 Bed Houses, 8 X 4 Bed Houses; Extended Access Road; Detached Double Garage; Altered Parking For St Georges Church Hall And Retention Of 0.8 Hectares Of Open Space.

DECISION: DEFERRED to allow further consultation with adjoining houses.

**BUCKINGHAM BOULANGERIE, 9 BUCKINGHAM PARADE, STANMORE,
HA7 4EB (APPLICATION 2/01)**

Reference: P/0697/10/ML1 – (Mr Robert Simon). Use Of Forecourt Area Beneath Canopy For Siting Of Tables And Chairs And 3 External Electric Heaters Suspended From Roof Of Canopy (Revised).

It was moved and seconded that the application be refused for the following reasons:

The development would materially and adversely affect and obstruct the free movement of pedestrians along the unbroken paved area, which abuts this well used thoroughfare located within the Stanmore District Centre, to the detriment of the amenities of the shoppers in the locality and would be incongruous, visually obtrusive and out of keeping in the street scene by reason of the scale and intensity of the proposed seating area, contrary to Harrow Unitary Development Plan policies D4 and C16. The development would result in a change of use from A1-A3 which would result in 50% of the frontage being retail which was contrary to B4 and B16 of the Harrow Unitary Development Plan.

Upon being put to the vote the motion was lost. The grant of the application was put to the vote and carried.

The Committee received representations from an objector, Caroline Apcar, and a representative of the Applicant, Robert Simon, which were noted.

DECISION: GRANTED permission for the development described on the application and submitted plans, as amended on the addendum, subject to the conditions and informatives reported.

1 DEWSBURY CLOSE, PINNER, HA5 5JG (APPLICATION 2/02)

Reference: P/0465/10/IH – (Mr Jim Murphy). External Alterations To Front Elevation; Conversion Of Garage To Habitable Room; Single And Two Storey Rear Extensions.

The officer reported that there had been a site visit.

It was confirmed that the depth of the extension would be 4.15.

The Committee received representations from an objector, Ali Al-Khafiji, which were noted.

DECISION: REFUSED permission for the development described in the application and submitted plans, for the following reason:

This development would be out of character with other properties in the road, and would have an overbearing and obtrusive impact on the gardens of 56 and 58 Church Avenue contrary to policies D4 and D5 of the Harrow Unitary Development Plan and Supplementary Planning Guidance on residential extensions.

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

STANMORE COLLEGE, ELM PARK, STANMORE, HA7 4BQ (APPLICATION 2/03)

Reference: P/0854/10/Nr/E – (Mr Tristan Shanahan (Stanmore College)). Demolition Of Caretakers House; Construction Of Two Storey Building Containing Four Classrooms And Ancillary Accommodation.

It was noted that English Heritage had confirmed that it had no objection to the proposals.

DECISION: GRANTED permission for the development described on 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 the application was unanimous.

61 ALVESTON AVENUE, HARROW, HA3 8TG (APPLICATION 2/04)

Reference: P/1267/10/Os – (Mrs Hanna Miturska). Single Storey Rear Extension.

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

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

BENTLEY WOOD HIGH SCHOOL, BINYON CRESCENT, STANMORE, HA7 3NA (APPLICATION 2/05)

Reference: P/0855/10/OS – (Mr Simon Bird). Single Storey Temporary Building To Provide Two Additional Classrooms (3 Years); New Walkway Link To Existing Walkway; Retention Of Temporary Single Storey Double Classroom Unit (3 Years).

The officer presented information on the existing temporary buildings on the site together with details of the associated planning permissions and expiry dates.

DECISION: GRANTED permission, under Regulation 3 of the Town and Country Planning General Regulations 1992, for the development described on the application and submitted plans, as amended by the addendum, subject to the conditions and informatives reported.

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

79 BESSBOROUGH ROAD, HARROW, HA1 3DB (APPLICATION 2/06)

Reference: P/0351/10/AR – (Dipak Vithlani). Redevelopment To Provide Part Three And Part Four-Storey 30-Bed Residential Care Home With Part Basement And Parking For 5 Vehicles; Demolition Of Existing Disused Care Home Building.

In response to questions, Members were advised that:

- the floorplans of the previous development were not available so the number of bedrooms in the previous development could not be identified;
- the application was of a reduced height and size in comparison with the previous application, with the front building line being the same;
- the green travel plan was a condition which would include agreement on how employees journeyed to the site. There were three existing existing car parking spaces and the application was for five spaces on the forecourt. Staff would work on a shift basis with a maximum of 15 on site at any one time;
- the proposals for boundary treatment would require approval.

The Committee received representations from an objector, Elroy Dias, and a representative of the Applicant, Jay Patel, which were noted.

DECISION: GRANTED permission for the development described on the application and submitted plans, as amended by the addendum, subject to the conditions and informatives reported.

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

406-412 UXBRIDGE ROAD, HATCH END, HA5 4HP (APPLICATION 2/07)

Reference: P/0769/10/GL – (Mr Andrea Surace). New Three Storey Building At Rear To Provide Extension To Restaurant And One Flat At Ground Floor Level With Three Flats At First And Second Floors; New Car Parking At Rear With Access From Woodridings Close; Cycle Store; Landscaping; Demolition Of Existing Garages, Workshop And Office (Revised).

The officer reported that a site visit had taken place.

DECISION: GRANTED permission for the development described on the application and submitted plans, as amended by the addendum, subject to the conditions and informatives reported.

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

WHITMORE HIGH SCHOOL, 8 PORLOCK AVENUE, HARROW HA2 0AS (APPLICATION 2/08)

Reference: P/0656/10/SL – (London Borough Of Harrow). Submission Of Details Pursuant To Conditions 4 (Boundary Treatment), 7 (Landscaping) And 8 (Trees) Attached To Outline Permission P/0892/08/Cou Dated 23/05/2008 For 'Redevelopment To Provide New Two And Three-Storey Building Along With Indoor And Outdoor Sports And Recreational Facilities, Internal Roads And Footpaths, Access And Parking, And Ancillary Facilities'.

DECISION: GRANTED permission, under Regulation 3 of the Town and Country Planning General Regulations 1992, for the development described on the application and submitted plans, as amended by the addendum, subject to the conditions and informatives reported.

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

TENNIS CLUB CUCKOO HILL ROAD, PINNER, HA5 1AY (APPLICATION 2/09)

Reference: P/1283/10/IH – (Ionic Development Consultancy Ltd). Provision Of Three X 5 Metre Floodlighting Columns To Courts 4 And 5 (Revised).

DECISION: DEFERRED for a Member Site Visit.

**OBSERVER HOUSE, 34 GREENHILL WAY, HARROW, HA1 1LE
(APPLICATION 2/10)**

Reference: P/0675/10/IH – (Jaya Shree Krishna Charitable Trust). Change Of Use Of Ground And First Floor Levels From Office To Hostel For Men Not Requiring Care (Class B1 To Sui Generis).

The Committee received representations from an objector, Eileen Kinnear, and a representative of the Applicant, Mr Dharmecha, which were noted.

DECISION: DEFERRED for a Member Site Visit.

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

25. Stopping Up the Highway - 1-110 Mill Farm Close, Pinner

The Committee received a report of the Divisional Director Planning which sought the stopping up of adopted public highway in Mill Farm Close. This was in order to facilitate a planning permission granted (P/2415/09) as the approved scheme and revised road network encroached onto existing public highway.

RESOLVED: That

- (1) the areas of highway shown on the plan at Appendix 1 to these minutes be stopped up under section 247 of the Town and Country Planning Act 1990;
- (2) the matter be referred to the Mayor of London for determination as to whether or not a public inquiry should be held in accordance with section 252 of the Act, in the event that any objections made to the proposed order to stop up the highway are not withdrawn within the prescribed period.

26. Stopping Up the Highway - Rayners Lane Estate, Eliot Drive, Drinkwater Road

Authorisation was sought to stop up adopted areas of public highway adjacent to Drinkwater Road and Swift Close to enable a development to be undertaken in accordance with the planning permission granted under Council reference number P/1905/09.

RESOLVED: That

- (1) the areas of highway shown on the plan at Appendix 2 to these minutes be stopped up under section 247 of the Town and Country Planning Act 1990;
- (2) the matter be referred to the Mayor for London for determination as to whether or not a public inquiry should be held in accordance with

section 252 of the Act in the event that any objections made to the proposed order to stop up the highway are not withdrawn within the prescribed period.

27. Tree Preservation Order No 941

The Committee considered a report of the Divisional Director Planning which set out the objections and representations made in respect of Tree Preservation 941, which covered the property at 1 Holland Close, Stanmore.

RESOLVED: That Tree Preservation Order 941 Holland Walk (No.1) Stanmore Park be confirmed.

28. Tree Preservation Order No 942

The Committee considered a report of the Divisional Director Planning which set out the objections and representations made in respect of Tree Preservation 942, which covered the properties at 107-109 Sylvia Avenue, Hatch End.

RESOLVED: That Tree Preservation Order 942 Sylvia Avenue (No.1) Hatch End be confirmed.

29. Member Site Visits

RESOLVED: That a Member site visit takes place on Wednesday 1 September to the following sites:

- Tennis Club, Cuckoo Hill Road, Pinner, HA5 1AY
- Observer House, 34 Greenhill Way, Harrow, HA1 1LE

(Note: The meeting, having commenced at 6.30 pm, closed at 9.40 pm).

(Signed) COUNCILLOR KEITH FERRY
Chairman