

PLANNING COMMITTEE MINUTES

15 SEPTEMBER 2010

Chairman: * Councillor Keith Ferry

Councillors:

* Mrinal Choudhury	* Joyce Nickolay
* Stephen Greek	* Bill Phillips (2)
* Thaya Idaikkadar	* Anthony Seymour

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

30. 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 Bill Phillips

31. 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

Camilla Bath

James Bond

Planning Application

1/04 1-26, 28 & 30 Douglas Close,
Stanmore, HA7 3SP

2/10 Observer House, 34 Greenhill Way,
Harrow HA1 1LE

32. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Agenda Item 10 – Planning Applications Received – 1/01 St George's Church Sports Ground, Pinner View

Councillors Mrinal Choudhury and Thaya Idaikkadar declared a personal interest in that they were within the pool of members of the Licensing Panel. They would remain in the room whilst the matter was considered and voted upon.

Councillor Anthony Seymour declared a personal interest in that he was a Reserve Member on the Licensing and General Purposes Committee. He would remain in the room whilst the matter was considered and voted upon.

Agenda Item 10 – Planning Applications Received – 1-26, 28 & 30 Douglas Close, Stanmore

Councillor Stephen Greek declared a personal interest in that he had friends who lived in The Chase. He would remain in the room whilst the matter was considered and voted upon.

Agenda Item 10 – Planning Applications Received – 1/08 and 1/09 Bentley Priory, The Common, Stanmore; 2/01 and 2/02 RAF Bentley Priory, The Common, Stanmore, and 2/03 Bentley Priory Open Space, Priory Drive, Stanmore

Councillors Keith Ferry, Joyce Nickolay, Bill Stephenson, and Camilla Bath declared a personal interest in that they were, or had been, members of the Bentley Priory Nature Reserve Management Committee. They would remain in the room whilst the matter was considered and voted upon.

Councillor Stephen Greek declared a personal interest in that former Councillors Marilyn and David Ashton lived near to the application site and that a friend lived and worked next door. He would remain in the room whilst the matter was considered and voted upon.

Agenda Item 10 – Planning Applications Received – 2/08 230A Kenton Road, Harrow

Councillor Joyce Nickolay declared a personal interest in that she knew people who lived opposite the application site. She would remain in the room whilst the matter was considered and voted upon.

33. Minutes

RESOLVED: That the minutes of the meeting held on 14 July 2010 be taken as read and signed as a correct record.

34. Public Questions

RESOLVED: To note that the following public question had been received:

Questioner: Mr Brian Stoker

Asked of: Councillor Keith Ferry, Portfolio Holder for Planning, Development and Enterprise

Question: Can you please advise why Harrow Council itself has been able to construct a toilet building on a concrete foundation on an allotment site in a designated Green Belt area without planning permission?

The site in question is Park View allotments, Anselm Road, Hatch End, which is the only allotment site in Harrow in a designated Green Belt.

Answer: The composting toilet constructed on the Park View allotments at Anselm Road was constructed under "permitted development" powers granted to all Councils by the Secretary of State. Notwithstanding the buildings location within the green belt, Class A of Part 12 of the Town and Country Planning General Permitted Development Order 1995, grants planning permission for the erection or construction of any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land. This permission is qualified by reference to a maximum height (4m) and volume (200 cubic metres) but not by the sites location (including location in a green belt).

35. Petitions

RESOLVED: To note the receipt of the following petitions:

1. Petition containing 75 signatures objecting to any multiple occupancy use of 37 Norwood Drive, North Harrow, HA2 7PF and seeking that the existing enforcement notice be upheld.
2. Petition containing 34 signatures objecting to planning application 2/10 for a change of use from office to hostel accommodation for Observer House, 34 Greenhill Way, Harrow, HA1 1LE.

36. Deputations

RESOLVED: To note that no deputations were received.

37. References from Council and other Committees/Panels

RESOLVED: There were none.

38. 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 1/04, 2/09, 2/17, 2/18 and 2/19 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 items 1/01 and 1/03.

[Note: Planning application 1\03 was subsequently deferred, and so the representations were not received].

- (3) Committee Procedure Rule 25, the Committee suspend Rule 30 to enable a representation to be received although a representation had been previously made in respect of item 2/10 at the previous meeting.

RESOLVED ITEMS

39. 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.

ST GEORGE'S CHURCH SPORTS GROUND, PINNER VIEW, HA1 4RJ (APPLICATION 1/01)

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.

The Divisional Director Planning reported that a site visit had taken place. He informed the Committee of the principal changes made by the applicant to the previous application and outlined the reasoning behind the Planning Inspector's refusal of the previous scheme on appeal. The decision of the Inspector at the appeal hearing presented a clear acknowledgement that a

balance was required between the potential benefit provided by the new and affordable housing and managed access to open space, and the impact of the development on the green space and the associated policy position. In considering the application, the Committee needed to be mindful of the balance between the weight of current planning policy with the impact of safeguarding open space and the opportunity for long term public access and the provision of affordable homes.

In response to questions from Members it was noted that:

- there was no requirement to consult English Heritage as the application did not propose work to a listed building;
- it was acknowledged that the land had previously been used for cricket although it had not been identified in the 2005 survey;
- although the application was previously referable to the Government Office for London (GoL) it would need to be submitted to the Secretary of State under interim arrangements arising from the proposed abolition of GoL.

In considering the application, Members paid regard to the main issues as raised by the Planning Inspector as follows:

- whether the loss of this open and largely undeveloped land would breach the intentions of policies in the development plan, and national policy guidance;
- if so, whether the proposals had specific planning merits, though inconsistent with policies in the development plan, and whether the development would have any other adverse planning consequences of a material kind for the locality and its inhabitants.

The Committee received representations from two objectors, Marilyn Ashton and Humphrey Shaw, and a representative of the Applicant, Simon Chalwin.

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

The application for the development of identified and unidentified green space safeguarded within the adopted Harrow UDP and The London Plan would result in the loss of part of the stock of private greenspace in the Borough, contrary to policy EP47 of the Harrow UDP and policy 3D.8 of The London Plan. The benefits arising from the delivery of new and affordable housing and improved public access to the undeveloped green space are not considered to outweigh the loss, arising from the development, to the stock of greenspace in the borough.

The Committee wished it to be recorded that the decision to refuse the application was unanimous. The application had been recommended for grant by the officers.

GOODWILL TO ALL PUBLIC HOUSE HEADSTONE DRIVE, HARROW, HA1 4UN (APPLICATION 1/02)

Reference: P/1676/10/AR - (Terry O'Sullivan & Catalyst Housing Group). Demolition Of Existing Public House And Redevelopment Of Site To Create A Four-Storey Building Comprising 43 Flats Landscaping Parking And Refuse [Re-Submission].

DECISION: (1) GRANTED permission for the development described in the application and submitted plans, as amended on the addendum, subject to conditions and informatives reported, and for authority being delegated to the Divisional Director of Planning in consultation with the Director of Legal and Governance Services for the completion of a Section 106 legal agreement and issue of the planning permission and subject to minor amendments to the conditions or the legal agreement.

(2) Should the Section 106 Agreement not be completed by 23 September 2010, the decision to REFUSE planning permission be delegated to the Divisional Director of Planning on the grounds set out in the report.

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

1-5 SUDBURY HILL, HARROW, HA1 3SB (APPLICATION 1/03)

Reference: P/1989/09/IH – (Messers Doyle, Losowski & Burgess). Demolition Of Five Detached Dwellinghouses And Construction Of 54 Flats Comprising 11 1- Bed 26 2 –Bed 9-3 Bed 7-4 Bed And 1 4/5 – Bed With Photovoltaic Panels And Satellite Receivers At Roof Level Underground Parking – 54 Spaces Including 6 Disabled Spaces.

DECISION: DEFERRED for a Member Site Visit.

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

1-26, 28 & 30 DOUGLAS CLOSE, STANMORE, HA7 3SP (APPLICATION 1/04)

Reference: P/1794/10/ML- (Notting Hill Home Ownership Ltd). Redevelopment To Provide 53 Flats In Five X Four Storey Blocks (22 Affordable), 26 X 2 Storey Dwellinghouses (14 Affordable), Including 6 Houses With Accommodation In Roofspace; Provision Of 80 Parking Spaces; 79 Cycle Spaces; Landscaping.

In response to questions from Members of the Committee it was stated that:

- there was a degree of variance in scale and overall bulk in the immediate vicinity. There were blocks of flats that were predominately three floors, some with a height greater than that proposed in the planning application. There was a considerable setback from the Uxbridge Road with a screen mature trees and vegetation;
- the scale of increase in traffic movement forecast was considered to be quite moderate;
- the trees were not subject to Tree Preservation Orders. The application proposed to retain tree screening along Uxbridge Road;
- there was a condition to prevent the risk of flooding and to reduce and mitigate the effects of flood risk;

The distance between the four blocks of flats was detailed.

The Committee received representations from an objector, Michael Herman and a representative of the Applicant, Sean Tickle.

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

- The development represents an overdevelopment of the area spoiling the street scene by the closeness of the block of flats along the Uxbridge Road and is out of character with the houses from adjacent Stanmore Park development according to Harrow Unitary Development Policy (UDP) Policies D4 and D5;
- The amenity space is insufficient and the reduction in grassed area is unacceptable contrary to HUDP Policy D9.

Upon being put to the vote the motion to refuse was lost. The recommendation that planning permission be granted as recommended in the report was put to the vote and carried.

DECISION: (1) GRANTED permission for the development described in the application and submitted plans, as amended on the addendum, subject to conditions and informatives reported, and to authority being delegated to the Divisional Director of Planning in consultation with the Director of Legal and Governance Services for the completion of a Section 106 legal agreement and issue of the planning permission and subject to minor amendments to the conditions or the legal agreement;

(2) Should the Section 106 Agreement not be completed by 10 October 2010, the decision to REFUSE planning permission be delegated to the Divisional Director of Planning on the grounds set out in the addendum.

The Committee wished it to be recorded that the voting was as follows:

Councillors Ferry, Choudhury, Idaikkadar and Phillips voted for the decision to grant the application.

Councillors Greek, Nickolay and Seymour voted against the decision to grant the application.

NORTH LONDON COLLEGIATE SCHOOL, CANONS DRIVE, EDGWARE, HA8 7RG (APPLICATION 1/05)

Reference: P/1460/10/NR – (North London Collegiate School). Demolition Of Two Storey Western Wing Of Dining Room/Classroom Block And Construction Of Replacement Four Storey Extension With Dining Accommodation On Ground Floor And Classrooms And Ancillary Accommodation On Upper Floors; Increased Adjacent Hardsurfacing.

The Divisional Director Planning advised the Committee that confirmation would be sought as to whether referral to the Greater London Authority (GLA) was required.

DECISION: GRANTED permission for the development described in the application and submitted plans, as amended on the addendum, subject to conditions and informatives reported, and subject to referral to the Greater London Authority (GLA) if required.

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

NORTH LONDON COLLEGIATE SCHOOL, CANONS DRIVE, EDGWARE, HA8 7RG (APPLICATION 1/06)

Reference: P/1467/10/LH - (North London Collegiate School). Listed Building Consent: Demolition Of Two Storey Western Wing Of Dining Room/Classroom Block And Construction Of Replacement Four Storey Extension With Dining Accommodation On Ground Floor And Classrooms And Ancillary Accommodation On Upper Floors; Increased Adjacent Hardsurfacing.

DECISION: GRANTED listed building consent for the development described on the application and submitted plans, subject to conditions and amendments, as amended on the addendum.

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

SIGNAL HOUSE, 16 LYON ROAD, HARROW, MIDDLESEX HA1 2AG (APPLICATION 1/07)

Reference: P/2872/09/MAJ – (Commerce Properties Ltd & Travelodge Hotels Ltd). Demolition Of Existing Four Storey B1 Office Building And Construction Of An Eight Storey Building To Form A 98 Bedroom C1 Hotel Building With Ancillary Bar/Café, Provision Of Two Disabled Car Parking Spaces, Servicing, Landscaping And Refuse.

In response to questions from Members of the Committee it was noted that the footprint was similar to the existing building and that servicing of the new building would take place from the street.

DECISION: GRANTED permission for the development described in the application and submitted plans, as amended on the addendum, subject to conditions and informatives reported, and to the completion of a legal agreement within six months.

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

BENTLEY PRIORY, THE COMMON STANMORE, HA7 (APPLICATIONS 1/08 AND 1/09)

Reference: P/1452/08/CFU/DT2 P/1453/08/CLB/DT2 - (VSM Estates Ltd). Change Of Use From Defence Establishment To Provide A Museum/Education Facility (D1 Use Class) 103 Dwellinghouses (C3) With Associated Car Parking, Ancillary Staff Accommodation, Energy Centre, Works To Landscape (Including Open Space Provision, Boundary Fencing And Removal Of Trees) With Improvised Means Of Access To The Common, And Including Alterations And Partial Demolition Of The Mansion House, Alterations And Extension Of Building 7. Relocation Of Entrance To The Walled Garden And Demolition Of Other Listed Buildings.
(Applications For Planning Permission And Listed Building Consent)

The Divisional Director Planning introduced the report and stated that a series of reports had been submitted to the meeting which related to a single proposal for the former defence establishment. Detailed discussions had taken place which included Supplementary Planning Guidance. The premise had been the long term security of the listed building. There had been no material change in circumstances since the last application and the applications were recommended for grant.

The attention of the Committee was drawn to a request that the revised condition 24 set out in the Addendum be replaced with an informative to provide clarification on the current condition 24, thereby avoiding the need to vary the condition which was contained in the draft Section 106 appended to the agreement.

DECISION: (1) GRANTED permission for the development described on the application and submitted plans, subject to the prior discharging of the 1997 section 299A legal agreement (see decision below), the completion of a Section 106 legal agreement, the conditions and informatives reported and the following additional informative:

For the purposes of clarification to condition 24, the communication masts and equipment referred to include the 2 No Boxer Towers indicated on drawing LZL Figure 8.7 within the Environmental Statement.

(2) GRANTED Listed Building Consent, subject to conditions set out in Appendix 3.

The Committee wish it to be recorded that the decision to grant the applications was unanimous.

HARROW CENTRAL MOSQUE, 24-34 STATION ROAD, HARROW, HA1 2SQ (APPLICATION 1/10)

Reference: P/0338/09/AH – (Harrow Central Mosque & Islamic Centre). Retention And Completion Of Mosque With Various Related Ancillary Activities.

DECISION: GRANTED permission for the development in accordance with the recommendation and conditions agreed at the Planning Committee on 22 July 2009 subject to:

- (a) the variation of the Heads of Terms of the Section 106 agreement as outlined in the report;
- (b) an amendment to the plans to include an external steel fire escape staircase to the south elevation of the building;
- (c) an additional condition as follows:

Prior to the use of the first and second floor commencing obscure film shall be fixed to all upper floor windows in the north and eastern elevations of the new building, up to a height of 1.8 metres above internal floor level. The obscure film shall thereafter be retained, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent overlooking of adjoining residential properties in accordance with policy D4 and D5 of the Harrow Unitary Development Plan.

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

RAF BENTLEY PRIORY, THE COMMON, STANMORE, HA7 3HH (APPLICATIONS 2/01 and 2/02)

Reference: P/1926/10/ML1 and P/1935/10/LH – (VSM Estates Ltd). Demolition Of Underground Bunker To Dismantle All Below Ground Structures (Building 85/86) Including Interim Ceilings, Floor Slabs And Walls; All Above Ground Structures To Be Retained. (Applications For Planning Permission And Listed Building Consent)

The Committee was advised that:

- the issue of alternative uses for the bunker was not a material planning consideration. The Planning Committee could only consider the planning merits of the application before it. Evidence had been

submitted to demonstrate the consideration of alternative uses and the difficulties with such uses, including lost liabilities;

- the bunker had undergone significant remodeling and extensions, particularly during the 1980s to the extent that the original structure was no longer intact. Internally there was hardly anything visible of the World War II period. It was proposed to retain most of the above ground works and provide public access and interpretation boards at the entrance;
- the bunker did not lend itself to a feasible alternative use. Alternatives to demolition would make the museum unsustainable due to the potential risks arising from the structure's age and condition. These were increased with the proposals to provide public access to the area.

DECISION: (1) GRANTED permission for the development described on the application and submitted plans, as amended on the addendum, subject to the conditions and informatives reported.

(2) GRANTED Listed Building Consent

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

**BENTLEY PRIORY OPEN SPACE, PRIORY DRIVE, STANMORE
(APPLICATION 2/03)**

Reference: P/2292/10 – (VSM Estates Ltd). Discharge Of A Section 299a Planning Obligation Dated 14 August 1997 Relating To Bentley Priory To Allow Development On The Area South Of The Priory.

DECISION: Subject to the completion of a Deed of Release:

(1) that the release of the obligation which restricted development within the area south of the Priory be approved;

(2) that it be confirmed that the obligation relating to cessation of the use of Bentley Priory for defence purposes had been discharged.

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

16-24 CANNING ROAD, WEALDSTONE, HA3 7SJ (APPLICATION 2/04)

Reference: P/1770/09/AH – (Construction Solutions Ltd – Mr Mark Farmer). Redevelopment Comprising 51 Units (4 No. X Three-Bed, 20 No. X Two-Bed, 26 No. One-Bed And 1 No. Studio Apartment) Of Between Four And Six Storeys Landscaping, Parking And Refuse Storage (Revised Description).

DECISION: DEFERRED for a Member Site Visit.

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

1 MARLBOROUGH HILL, HARROW, HA1 1UD (APPLICATION 2/05)

Reference: P/1682/10/GL – (G & D Higgins). Redevelopment To Provide Three Storey With Habitable Roofspace Building To Create Office Floorspace (Class B1 At First and Second Floor Levels) And Two Flats At Third Floor Level And Associated Parking At Ground Floor Level (Revised).

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 the application was unanimous.

181 UXBRIDGE ROAD, HARROW WEALD, HA3 6TP (APPLICATION 2/06)

Reference: P/2184/10 – (Ms K Patel). Single Storey Side And Two Storey Rear Extension.

The officer introduced the report and stated that a site visit had been undertaken. In response to a question, it was noted that policy PPS3 did not explicitly prevent extensions.

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 voting was as follows:

Councillors Ferry, Choudhury, Idaikkadar, Nickolay, Phillips and Seymour voted for the decision to grant the application.

Councillor Greek voted against the decision to grant the application.

HARROW SCHOOL SPEECH ROOM, HIGH STREET, HARROW ON THE HILL, HA1 3HQ (APPLICATION 2/07)

Reference: P/0868/10/LH – (Harrow School). Listed Building Consent: Internal Alterations Comprising Installing Lay-In Name Panels Within Existing Name Boards And Two New Name Boards On The Walls Of The Speech Room.

DECISION: GRANTED listed building consent for the works 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 the application was unanimous.

230A KENTON ROAD, HARROW, HA3 8BY (APPLICATION 2/08)

Reference: P/1316/10/ML1 – (Mr Kishen Ramchandani Of Sindhi Association UK). Redevelopment: Two Storey Building Plus Basement For Community Purposes With Access (Revised).

The officer introduced the report and stated that a site visit had been undertaken. In response to questions from Members of the Committee it was stated that:

- although there was no formal car parking arrangement on the site, the application site was in close proximity to a tube station and bus stops. It was not considered that a turning circle was feasible within the constraints of the site and it would encourage car usage onto the site;
- the Travel Plan submitted by the Applicant could be made available to Members. It was confirmed that a breach of the Travel Plan equated to a breach of planning permission;
- consideration could be given to a condition regarding the management and regulation of a process for car parking. This could include the specific use of the forecourt regarding removable bollards for deliveries.

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 additional condition:

Prior to the beneficial occupation of the development details of a management plan addressing servicing and any car parking within the site, including arrangements relating both to the daily operation of the building and on special occasions, together with any physical works associated with the control and implementation of the managements arrangements shall be submitted to and approved in writing by the Local Planning Authority. The management plan and any physical works detailed shall be implemented upon the beneficial occupation of the development and retained thereafter.

Reason: To regulate the movement of vehicles entering and leaving the site in order to avoid a detrimental impact upon pedestrian and highway safety in Kenton Road in line with the requirements of saved policies T6 and T13 of the Harrow UDP (2004).

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 – (West End (Pinner) Lawn Tennis Club Limited).
Provision Of Three X 5 Metre Floodlighting Columns To Courts 4 And 5
(Revised)

The officer introduced the report and stated that a site visit had been undertaken. It was noted that the applicant had amended the application to address concerns raised by the Inspector at the Planning Appeal by a reduction in the number of columns, their height and siting.

In response to questions from Members of the Committee, it was stated that:

- the hours of use were already in operation during the summer months and there was nothing to suggest that the local roads could not cope with the traffic movements. The hours of use were covered as a condition;
- the concern of the Inspector on the previous application had been that the lanterns of the floodlights were close to the residential windows. The lighting report provided by the applicant addressed this point;
- the column levels of greenery exceeded the height fall of the floodlights.

The Committee received representations from an objector, Barbara Nelken and a representative of the Applicant, Roger Hills which were noted.

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

- The proposed floodlighting columns by reason of their height and appearance would be visibly obtrusive in the street scene and harmful to the appearance and residential character of the area, contrary to Harrow UDP Policy D4.
- The disturbance caused by late night tennis playing in the winter months would have a negative and intrusive effect on the residential amenity of the neighbouring houses, contrary to Harrow UDP Policy D23.

Upon being put to the vote the motion to refuse was lost. The recommendation that planning permission be granted as recommended in the report was put to the vote and carried.

DECISION: GRANTED permission for the development described in the application and submitted plans subject to conditions and amendments

The Committee wished it to be recorded that the voting was as follows:

Councillors Ferry, Choudhury, Idaikkadar and Phillips voted for the decision to grant the application.

Councillors Greek, Nickolay and Seymour voted against the decision to grant the application.

**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 officer introduced the report and stated that a site visit had been undertaken. It was noted that since the site visit, amended plans had been received proposing the replacement of the disabled person's room with a day warden room and the replacement of the disabled shower room with a night warden's room. A lift would also be provided. A condition was proposed which limited the use of the alleyway door.

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

The Committee sought information from the applicant as to the type of resident to be accommodated in the hostel. In the absence of such information it was proposed, seconded and agreed that the application be deferred to the next meeting.

DECISION: DEFERRED to enable further information on the type of resident to be accommodated in the hostel to be obtained.

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

41 WETHERAL DRIVE, STANMORE, HA7 2HQ (APPLICATION 2/11)

Reference: P/1466/10/NR – (Mr Deepak Bharadia). Single Storey Rear Extension With Alterations To Roof Of Existing Single Storey Rear Extension; Detached Outbuilding In Rear Garden.

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 the application was unanimous.

70 WELBECK ROAD, SOUTH HARROW, HA2 ORR (APPLICATION 2/12)

Reference: P/1940/10/SMC – (Mr Kotak). Certificate Of Lawful Proposed Development: - Alterations To Roof To Form End Gable, Rear Dormer And Insertion Of Two Rooflights In Front Roofslope.

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 the application was unanimous.

106-108 WEALD LANE, HARROW, HA3 5EZ (APPLICATION 2/13)

Reference: P/1725/10/GL – (Mr Nash Bhatti). Retrospective Application For Use Of Property As 11 Flats (9 Studio And 2 Self Contained Flats) For Use In The Singles Opportunities For Lodgings (Solo) Scheme; Proposed Single Storey Rear Extension To Replace Existing Conservatory; Landscaping; Refuse; Cycle Store And Parking.

DECISION: GRANTED permission for the development described in the application and submitted plans, subject to conditions and informatives and the prior signing of a legal agreement.

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

29-31 PINNER ROAD, HARROW, HA1 4ES (APPLICATION 2/14)

Reference: P/1636/10/LH – (Matrix (Pinner Road) Ltd). Modify Section 106 Agreement To Planning Permission P/1558/04/CFU To Release The Requirement To Provide Affordable Housing Within The Development

DECISION: APPROVED modification to the Section 106 agreement subject to the applicant entering into a deed of variation with the following Heads of Terms:

Prior to the first occupation or sale of the 27th residential unit a financial appraisal shall be submitted to the Council. In the event that the review of the Financial Appraisal undertaken shows a surplus residual land value above the land value benchmark 50% of the surplus value shall be paid to the Council as a contribution towards affordable housing provision within the Borough.

The Committee wished it to be recorded that the decision to approve the modification to the Section 106 agreement was unanimous.

1 – 3 BOUVERIE ROAD, HARROW, HA1 4HB (APPLICATION 2/15)

Reference: P/1957/10/SB5 – (The Gillett Macleod Partnership). Redevelopment: Two/ Three Storey Block Of Flats To Provide 9 Dwellings

With Off Street Parking Provision; Landscaping; Cycle Storage And Refuse (Revised Application).

The officer reported that a site visit had taken place.

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 the application was unanimous.

40 FONTWELL CLOSE, HARROW, HA3 6DE (APPLICATION 2/16)

Reference: P/1658/10/AH – (Miss Messenger). Single Storey Rear Extension.

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 the application was unanimous.

LAND AT BRIDGE HOUSE, 125 WAXWELL LANE, PINNER, HA5 3ER (APPLICATION 2/17)

Reference: P/1967/10/SB5 – (Banner Homes). Variation Of Condition 16 Attached To Planning Permission P/2977/09 Dated 16/03/2010 To Read "No Development Shall Take Place Until The Details Shown On Drawing Number 682/TMP Have Been Implemented. The Details Shown On That Drawing Shall Be Retained Until Substantial Completion Of The Development".

The Committee received representations from an objector, Dr Ellis, and a representative of the Applicant, Neil Cottrell, which were noted.

DECISION: GRANTED permission for the variation of Condition as described in the application, as amended on the addendum.

The Committee wished it to be recorded that the decision to grant the variation of Condition was unanimous.

LAND AT BRIDGE HOUSE, 125 WAXWELL LANE, PINNER, HA5 3ER (APPLICATION 2/18)

Reference: P/1323/10/SB5 – (Banner Homes). Submission Of Details Pursuant To Conditions 2(Materials), 3(Landscaping), 4(Trees), 12(Refuse), 14(Drainage), 15(Levels) And 16(Construction Method Statement) Attached To Planning Permission P/2977/09 Dated 16/03/2010 For 'Demolition Of Existing Bridge House Building And Redevelopment Of Site To Provide Four X Single And Two- Storey Detached Dwellings With Habitable Roof Space; New Vehicular Accesses (Resubmission)'.

It was noted that additional soakaway test results had been confirmed as satisfactory by the Drainage Engineer. The Divisional Director Planning stated that hedges could not be subject to Tree Preservation Orders. There was, however, a five year maintenance condition.

The Committee received representations from an objector, Dr Ellis, and a representative of the Applicant, Neil Cottrell, which were noted.

DECISION: GRANTED permission for the details of the development described in the application, as amended on the addendum.

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

**LAND REAR OF 47-51 GAYTON ROAD, HARROW, HA1 2LT
(APPLICATION 2/19)**

Reference: P/1754/10/GL – (Mr S. O'Brien). Extension Of Time To Planning Permission P/1294/07/CFU Dated 19/07/2007 For Construction Of Block Of Nine Flats With Basement Car Parking And Garden For Hotel (Resident Permit Restricted).

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 the application was unanimous.

40. INFORMATION REPORT - Urgent Non-Executive Decision: 440 Alexandra Avenue (Former Ace Cinema), Rayners Lane, Harrow

The Committee received an information report of the Director of Legal and Governance Services advising of a non-executive urgent action decision which authorised the completion of a section 106 Agreement relating to land at 440 Alexandra Avenue (Former Ace Cinema), Rayners Lane, Harrow within a period of two months from the date of this decision and the deletion of conditions on the draft planning permission.

RESOLVED: That the report be noted.

41. INFORMATION ITEM - National Planning Policy Update

The Committee received a report of the Divisional Director Planning, which informed Members of changes to national planning policy and the implications of such changes for development management and plan-making in Harrow.

It was agreed that the hyperlinks to the documents detailing the amendments to national planning policy would be circulated to Members of the Committee.

RESOLVED: That the report be noted.

42. Member Site Visits

RESOLVED: That a Member site visit take place on Wednesday 6 October to the following sites:

- 1-5 Sudbury Hill, Harrow, HA1 3SB
- 16-24 Canning Road, Wealdstone, HA3 7SJ
- North Harrow Assembly Hall, Station Road, North Harrow

43. Exclusion of the Press and Public

The Members of the Committee agreed that this item did not require a discussion on the confidential information contained in the report.

RESOLVED: That the press and public not be excluded from the meeting for Agenda Item 16, Abercorn Arms Public House, Stanmore Hill.

44. Abercorn Arms Public House, Stanmore Hill

The Committee received a report of the Divisional Director Planning regarding a breach of Planning Control at the Abercorn Arms.

RESOLVED: That

- (1) a prosecution for the breach of Listed Building Control not be pursued
- (2) officers monitor planning breaches at the site.

45. Extension of the Meeting

In accordance with the provisions of Committee Procedure Rule 14.2 at 9.50 pm a proposal to extend the length of the meeting until 11.00 pm, or until all business was heard, was moved, seconded and agreed.

RESOLVED: That the meeting continue until 11.00 pm or until all business was heard.

(Note: The meeting, having commenced at 6.30 pm, closed at 10.50 pm).

(Signed) COUNCILLOR KEITH FERRY
Chairman