

PLANNING COMMITTEE MINUTES

17 NOVEMBER 2010

Chairman: * Councillor Keith Ferry

Councillors: * Mrinal Choudhury * Joyce Nickolay
* Stephen Greek * Anthony Seymour
* Thaya Idaikkadar * William Stoodley

* Denotes Member present

56. Attendance by Reserve Members

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

57. Right of Members to Speak

RESOLVED: That, in accordance with Committee Procedure Rule 4.1, the following Councillor, who was not a Member of the Committee, be allowed to speak on the agenda item indicated:

<u>Councillor</u>	<u>Planning Application</u>
Husain Akhtar	2/08 - 35 Sites around Stanmore and Canons Park

58. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Agenda Item 10 – Planning Applications Received – 2/02 34-36 Cambridge Road, Harrow

Councillor Thaya Idaikkadar declared a prejudicial interest in that he lived fairly close to the application site. He would leave the room whilst the matter was considered and voted upon.

Agenda Item 10 – Planning Applications Received – 2/03 Land at Bridge House, 125 Waxwell Lane, Pinner

Councillor Thaya Idaikkadar declared a personal interest in that he was a Member of the Cabinet. He would remain in the room whilst the matter was considered and voted upon.

Agenda Item 10 – Planning Applications Received – 2/04 Elmgrove School Bungalow, Kenmore Avenue, Harrow

Councillor Mrinal Choudhury declared a personal interest in that he was a LEA appointed Governor at the school. He would remain in the room whilst the matter was considered and voted upon.

Agenda Item 10 – Planning Applications Received – 2/08 35 Sites Around Stanmore and Canons Park

Councillor Stephen Greek declared a prejudicial interest in that he lived in the area and was a member of the United Synagogue. He would leave the room whilst the matter was considered and voted upon.

Councillor Anthony Seymour declared a personal interest in that he was a member of the Reform Jewish community. He would remain in the room whilst the matter was considered and voted upon.

Agenda Item 10 – Planning Applications Received – 2/10 John Lyon Middle School, Middle Road, Harrow

Councillor Stephen Greek declared a personal interest in that he was a former pupil at the school. He would remain in the room whilst the matter was considered and voted upon.

59. Minutes

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

60. Public Questions and Deputations

RESOLVED: To note that no public questions were put, or deputations received at this meeting under the provisions of Committee Procedure Rules 17, and 16 respectively.

61. Petitions

RESOLVED: To note the receipt of a petition containing 37 signatures objecting to the planning application 2/10 for the extension to The John Lyon School.

62. References from Council and other Committees/Panels

There were none.

63. Representations on Planning Applications

RESOLVED: That in accordance with the provisions of Committee Procedure Rule 30 (Part 4B of the Constitution), a representation be received in respect of item 2/10 on the list of planning applications.

[Note: Planning application 2/10 was subsequently deferred, and so the representation was not received.]

RESOLVED ITEMS

64. 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.

JUBILEE HOUSE, MERRION AVENUE, STANMORE, HA7 4RS (APPLICATION 1/01)

Reference: P/1444/10 – (AAG (HQ) Ltd). Extension Of Time Of Planning Permission P/1220/07 Dated 27/09/2007 For Two And Part Three Storey Extension To Office Building To Provide Thirty Five Flats Involving Alterations To Existing Elevations, New Landscaping Treatment, Enhanced Car Parking Layout And Cycle Storage Provision.

The officer reported that the application was for an extension of time for the planning application. The attention of the Committee was drawn to the policy changes since the original application was approved and it was noted that:

- the application was in accord with the requirements for wheelchair accessibility and Lifetime homes;
- the Housing Service supported the toolkit provided by the applicant that indicated that a higher threshold for affordable units would prejudice the development;
- there was a condition regarding sustainability.

In response to a question, it was noted that there were separate entrances for the flats and the offices.

DECISION: (1) GRANTED permission for the development described on the application and submitted plans, as amended by the addendum, subject to conditions and informatives reported, and the completion of a deed of variation to link the original Section 106 agreement to this replacement planning permission within six months of the date of the decision;

(2) the Divisional Director Planning, in consultation with the Director of Legal and Governance Services, be delegated to seal the Section 106 agreement and to agree any minor amendments to the conditions or the legal agreement.

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

DAWSON HOUSE, 276-278 NORTHOLT ROAD, SOUTH HARROW, HA2 8EB (APPLICATION 2/01)

Reference: P/2304/10 – (Mr Satchida Saha). Change Of Use Of First And Second Floor Levels From Mixed Use Office And Education (Use Class B1/D1) To Education (Use Class D1).

In response to a question, it was noted that notification had been received that there would not be more than 200 students on the premises at any one time. The offices had been empty for approximately two years.

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

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

34-36 CAMBRIDGE ROAD, HARROW, HA2 7LD (APPLICATION 2/02)

Reference: P/1643/10 – (Mr S Sanghera). Two Storey Building To Provide Four Flats; New Vehicular Access And Parking (Revised Application).

Councillor William Stoodley was not present for the duration of this item.

In response to questions from Members it was noted that:

- a six metre buffer zone around the brook was proposed. This area was identified as an amenity area with soft landscaping. In accordance with a requirement that the area be kept open, the applicant did not propose fencing around the brook;
- the brook would be accessible from the street. Utility Companies had the right of access for maintenance of the brook;
- there were effectively two building lines: from number 38 upwards and number 32 downwards;
- there was a condition requiring a tree protection plan for the mature lime tree in the public highway.

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

The proposed development, due to the introduction of one-bedroom flats and non-compliance with the building line, would fail to respect the character of the area, contrary to saved policy D4 of the Harrow Unitary Development Plan (2004).

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

Councillors Greek, Nickolay and Seymour voted for the decision to refuse the application.

Councillors Choudhury and Ferry voted against the decision to refuse the application.

The application had been recommended for grant by the officers.

**LAND AT BRIDGE HOUSE, 125 WAXWELL LANE, PINNER HA5 3ER
(APPLICATION 2/03)**

Reference: P/1885/10 – (Banner Homes). Advertisement Consent : Two X 6m High Flag Poles: One Non-Illuminated Freestanding Sign (4.2m).

In response to questions from Members it was noted that:

- the posts for the signs would be sited on highway land;
- the advertisement was of a temporary nature. An application for a permanent sign would not be acceptable.

DECISION: GRANTED permission for the advertisement described on the application and submitted plans, as amended by the addendum, subject to conditions and informatives reported and an additional informative to read:

‘The applicant is advised during the lifetime of the consent to contact the Local Planning Authority upon the sale of the final unit.’

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

**ELMGROVE SCHOOL BUNGALOW, KENMORE AVENUE, HARROW, HA3
8LU (APPLICATION 2/04)**

Reference: P/2105/10 – (Harrow Council). Demolition Of Existing Single Storey Detached Building To West Of Main Building; Replacement Single Storey Detached Building For Use As Children's Centre; Hardsurfacing Landscaping; New Fencing.

In response to a question, the officer confirmed that a concern had been raised as to the possibility of the site being contaminated so an investigation would be undertaken as a precautionary measure. Appropriate remedial action would be undertaken if required in accordance with the suggested conditions.

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 conditions and informatives reported.

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

CEDARS COMMUNITY ARTS & YOUTH CENTRE, CHICHELEY GARDENS, HARROW, HA3 6QH (APPLICATION 2/05)

Reference: P/2042/10 – (Watford FC Community Sports & Education Trust). Variation Of Conditions 13, 14, 15 And 16 Of Permission P/2441/09 Dated 09/02/2010 To Extend The Opening Hours Of The Facility And To Amend Conditions With Regard To Foul And Surface Water Disposal.

A Member suggested that, as the funding from the Department of Education did not require that the centre be open until 2100 hours on Sundays and Bank Holidays, an amendment be made to 0900 hours to 1900 hours on Sundays and Bank Holidays. This was put to the vote and agreed.

DECISION: GRANTED permission for the variation of Conditions 13, 14 and 15 described on the application and submitted plans, subject to conditions and informatives reported and the amendment to condition 16 as follows:

- (a) 0900 hours to 2200 hours, Monday-Friday inclusive;
- (b) 0900 hours to 2100 hours Saturdays; and
- (c) 0900 hours to 1900 hours Sundays and Bank Holidays

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

16A UXBRIDGE ROAD, STANMORE, HA7 3LG (APPLICATION 2/06)

Reference: P/2653/10 – (Mr S N Bowery). Two Storey Building With Rooms In Roofspace To Provide Three Flats, With Parking And Access (Revised Application).

In response to a question, it was noted that the second floor was in the roofspace which was acceptable due to the ceiling height.

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

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

128 PINNER VIEW, HARROW, HA1 4RN (APPLICATION 2/07)

Reference: P/2231/10 – (Anu Chandra). Two Storey Side, Single Storey Front, Side And Rear Extension Incorporating Front Porch (Revised Description).

The officer reported that the item was submitted to the Committee because the petition had not been formally withdrawn.

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

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

35 SITES AROUND STANMORE & CANONS PARK (APPLICATION 2/08)

Reference: P/1689/10 – (Mr Nigel De Kere Silver). Construction Of Pole And Wire Gateways And Sections Of Gates/Fencing To Form An Eruv For Stanmore And Canons Park (Revised To Include Sites Comprising Hilltop Way/Fallowfield/Aylmer Close/Little Common, And Abercorn Road/Belmont Lane/ Oak Tree Close/Acorn Close/ Golf Close/Courtens Mews/Wolverton Road).

In introducing the report, the officer reported that, following discussion with the Council's Conservation Officer, it was considered that metal poles would be more appropriate than timber or timber clad poles and that permeable surfacing should not necessarily be provided adjacent to the poles, rather the surfacing should match the exiting. Due to the uncertain location of underground utilities and services, a tolerance was proposed to allow the siting of the poles within a square metre of the proposed location.

In response to questions from Members it was noted that:

- the poles were required to be a specific height and the wires attached in a specific way therefore existing street furniture could not be used;
- a public liability maintenance contract in accordance with the Highways Act for perpetuity would be required;
- the Fire Brigade had stated that the 6 metres height was acceptable

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

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

PHILATHLETIC GROUND, LOWER ROAD, HARROW (APPLICATION 2/09)

Reference: P/2242/10/SM – (The Keepers and Governors of Harrow School). Two New Single Storey Pavilions To Replace Existing Pavilion; Vehicle Access; Gates; Hardsurfacing.

The officer introduced the report and stated that the objection from Sport England concerned the proposed level of planting in the landscape layout. The view of the Council was that this was appropriate for Metropolitan Open Land.

In response to a question, it was noted that had the applicant submitted two applications, one for each pavilion, the decision could have been taken in accordance with delegated authority.

It was agreed to amend conditions 9 and 10 to reflect that the works for the disposal of surface water and surface water attenuation/storage works should be provided prior to occupation. In addition, a further condition to restore the area of the demolished pavilion to open land was agreed.

DECISION: GRANTED permission for the development described on the application and submitted plans, as amended by the addendum, subject to conditions and informatives reported, the Planning Casework (London) not objecting to the approval of this application and planning conditions, amendment to conditions 9 and 10 and a further condition as follows:

Revised condition 9 – The development hereby permitted shall not be occupied until works for the disposal of surface water have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided in accordance with the objectives set out under saved policies EP12 of the Harrow Unitary Development Plan 2004.

Revised condition 10 – The development hereby permitted shall not be occupied until surface water attenuation/storage works have been provided in accordance with details to be submitted to, and approved in writing by, the local planning authority. The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To prevent the increased risk of flooding in accordance with the objectives set out under saved policy EP12 of the Harrow Unitary Development Plan 2004.

Condition 13 – The Buxton Pavilion shall be demolished and all associated materials removed from the site and the land restored to open land within two months of the completion of the pavilions hereby approved.

REASON: To protect the character and openness of the Metropolitan Open Land in accordance with saved policy EP45 of the Harrow Unitary Development Plan (2004).

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

**JOHN LYON MIDDLE SCHOOL, MIDDLE ROAD, HARROW, HA2 0HN
(APPLICATION 2/10)**

Reference: P/2160/10 – (Mr Michael Gibson). Two Storey Extension To Existing Main Building To Provide Catering Facilities And Dining Room; Alterations To Existing Old Building To Facilitate Use As Six Form Centre; Associated Landscaping.

DECISION: DEFERRED for a Member Site Visit

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

**THE NEW KNOLL, FOOTBALL LANE, HARROW, HA1 3EA
(APPLICATION 2/11)**

Reference: P/2006/10 – (Harrow School). New Footpath Connecting Garlands Lane And Football Lane; Two New Entrance Gates

The officer introduced the report and proposed amendment to the conditions and informatives contained in the report which were agreed.

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

CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The hardsurfacing materials to be used within the fabrication of the path hereby approved shall utilise the following:
 - Addagrip Addastone Resin bonded surfacing, 1-3mm Brittany Bronze with Buff Addastone Resin;
 - Brick on edge shall be Mellow Durham Stock

REASON: In the interests of high quality development which respects the character of the area, and in pursuance with PPS5 and saved policies D4 and D14 of the Harrow Unitary Development Plan (2004)

3. The development shall be completed in full accordance with the following plans and information:
1643 1000; 1643 1001 Revision A, 1643 1002, Site Photos (2 sheets); Design and Access Statement.

REASON: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVE:

The decision to **GRANT** permission has been taken having regard to the policies and proposals in the London Plan and the Harrow Unitary Development Plan set out below, and to all relevant material considerations as outlined in the application report:

PPS5

London Plan 2008: 3D.10, 4B.1,

Harrow Unitary Development Plan: D4, D14, EP44, EP45

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

RAF UXBRIDGE, HILLINGDON ROAD, UXBRIDGE (APPLICATION 4/01)

Reference: P/2658/10 – (London Borough of Hillingdon). Consultation From Neighbouring Borough:

1. Outline Application (All Matters Reserved, Except For Access): Demolition Of Some Existing Buildings; A) Creation Of Up To 1,296 Residential Dwellings (Class C3) Of Between 2 To 6 Residential Storeys; B) Creation Of Up To 77 One-Bedroom Assisted Living Retirement Accommodation Of Between 3 To 4 Storeys; C) Creation Of A Three-Form Entry Primary School Of 2 Storeys; D) Creation Of A Hotel (Class C1) Of 5 Storeys Of Up To 90 Beds; E) Creation Of A 1,200 Seat Theatre With Ancillary Café (Sui Generis); Office (Class B1a) Of Up To 13,860sq.m; Energy Centre (Sui Generis) Of Up To 1,200sq.m; And Retail (Class A1, A2, A3, A4, A5) Of Up To 2,850sq m; In Buildings Of Between 4 To 6 Storeys As Well As A Tower Element Associated With The Theatre Of Up To 30m; F) Creation Of A Local Centre To Provide Up To 150sq.m Of Retail (Class A1 And A2) And 225sq.m Gp Surgery (Class D1); Means Of Access And Improvements To Pedestrian Linkages To The Uxbridge Town Centre; Car Parking; Provision Of Public Open Space Including A District Park; Landscaping; Sustainable Infrastructure And Servicing.

2. In Addition To The Above, Full Planning Permission Is Sought For: A) Change Of Use Of The Grade II Listed Former Cinema Building To Provide 600sq.m Class D1/2 Use (No Building Works Proposed); B) Change Of Use And Alterations To The Grade II Listed Hillingdon House To Provide 600sq.m For A Restaurant (Class A3) On The Ground Floor And 1,500sq.m Of Office (Class B1) On The Ground, First And Second Floors; C) Change Of Use And Alterations To The Carpenters Building To Provide 1 Residential Dwelling (Class C3); Creation Of 29 Residential Dwellings (Class C3) To The North Of Hillingdon House Of Between 2 To 3 Storeys As Well As Associated Amenity Space And Car Parking; Change Of Use Of Lawrence House (Building No. 109) To Provide 4 Dwellings (Class C3), Associated Amenity Space And Car Parking Including A Separate Freestanding Garage; D) Change Of Use And Alterations To The Sick Quarters (Building No. 91) To Provide 4 Dwellings (Class C3) As Well As Associated Amenity Space And Car Parking; E) Change Of Use Of Mons Barrack Block (Building No. 146a) To Provide 7 Dwellings (Class C3) As Well As Associated Amenity Space And Car Parking.

DECISION: NO OBJECTION raised.

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

**UNIT 3, RUISLIP RETAIL PARK, VICTORIA ROAD, RUISLIP
(APPLICATION 4/02)**

Reference: P/2657/10 – (London Borough of Hillingdon). Consultation From Neighbouring Borough: Construction Of A 1.858 Sq M Mezzanine Within Unit 3, Ruislip Retail Park.

DECISION: NO OBJECTION raised.

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

**UNIT 3, RUISLIP RETAIL PARK, VICTORIA ROAD, RUISLIP
(APPLICATION 4/03)**

Reference: P/2353/10 – (London Borough of Hillingdon). Consultation From Neighbouring Borough: Variation Of Condition 11 (Restricted Sale Of Goods) Of Planning Permission Ref: 43510/App/2000/2485 Dated 14/03/2003: Refurbishment Of Existing Retail Units, With New Cladding On All Elevations, New Covered Walkway On Northern Frontage (Facing Victoria Road) And Changes To Service Arrangements And Car Parking With Enhanced Frontage Landscaping, Incorporating Disused Service Road.

DECISION: NO OBJECTION raised.

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

**LAND FRONTING 9 NOWER HILL, PINNER, HA5 5QR (APPLICATION
5/01)**

Reference: P/2727/10 - (Harlequin Ltd). Prior Approval For Installation Of One Equipment Cabinet (1.6m X 1.2m X 0.45m) (Applicant Ref: 512749 189343)(Pcp: 78).

DECISION: That (1) prior approval is required;

(2) REFUSE prior approval of siting and appearance for the development as described in the application and submitted plans, as amended by the addendum, for the reasons stated in the report.

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

LAND FRONTING 87 PINNER HILL ROAD, HA5 3SG (APPLICATION 5/02)

Reference: P/2710/10 – (Harlequin Ltd). Prior Approval For Installation Of One Equipment Cabinet (1.6m X 1.2m X 0.45m) (Applicant Ref: 511112 190488) (Pcp: 52).

DECISION: That (1) prior approval is required;

(2) REFUSE prior approval of siting and appearance for the development as described in the application and submitted plans for the reasons stated in the report.

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

**LAND FRONTING 469 ALEXANDRA AVENUE, HARROW, HA2 9RY
(APPLICATION 5/03)**

Reference: P/2729/10 – (Harlequin Ltd). Prior Approval For Siting And Appearance; Installation Of One Equipment Cabinet (1.6m X 1.2m X 0.45m) (Applicant Ref: 512990 189624) (Pcp:72).

DECISION: That (1) prior approval is required;

(2) REFUSE prior approval of siting and appearance for the development as described in the application and submitted plans for the reasons stated in the report.

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

65. Member Site Visits

RESOLVED: That a Member site visit take place at 9.30 am on Saturday 27 November 2010 to the following site:

John Lyon Middle School, Middle Road, Harrow HA2 0HN

(Note: The meeting, having commenced at 6.30 pm, closed at 8.25 pm).

(Signed) COUNCILLOR KEITH FERRY
Chairman