

PLANNING COMMITTEE MINUTES

12 JANUARY 2011

Chairman: * Councillor Keith Ferry

Councillors: * Mrinal Choudhury * Ajay Maru (3)
* Stephen Greek * Joyce Nickolay
* Thaya Idaikkadar * Anthony Seymour

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

76. 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 Ajay Maru

77. 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:

Councillor

Chris Noyce

Planning Application

1/03 Rayners Lane FC, 151 Rayners Lane, Harrow, HA2 0XH

78. Declarations of Interest

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

79. Minutes

RESOLVED: That the minutes of the meeting held on 8 December 2010 be taken as read and signed as a correct record.

80. Public Questions, Petitions and Deputations

RESOLVED: To note that no public questions were put, or petitions or deputations received at this meeting under the provisions of Committee Procedure Rules 19, 15 and 16 respectively.

81. References from Council and other Committees/Panels

RESOLVED: There were none.

82. Representations on Planning Applications

RESOLVED: That in accordance with the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution), representations be received in respect of item 1/02 on the list of planning applications.

[Note: The objector was not in attendance and so the representation was not received].

RESOLVED ITEMS

83. Planning Applications Received

In accordance with the Local Government (Access to Information) Act 1985, the Addendum was admitted late to the agenda as it contained information relating to various items on the agenda and was based on information received after the despatch of the agenda. It was admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision.

RESOLVED: That authority be given to the Divisional Director of Planning to issue the Decision Notices in respect of the applications considered.

THE BOX TREE PUBLIC HOUSE, BOXTREE LANE, HARROW WEALD, HA3 6JH (APPLICATION 1/01)

Reference: P/2969/10 – (Mr Lawrence Hember). Demolition of Existing Building; Redevelopment to provide Part 2/3 Storey Building comprising 10 Flats and 4 Dwellinghouses (100% Affordable); Provision of Parking and Landscaping.

In response to questions from Members it was noted that:

- the six bedroom unit had its own garden space;
- the drainage officers had recommended the standard conditions and there were no further drainage issues;
- the completion of the Section 106 Agreement by 1 February 2011 was achievable.

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 Section 106 Agreement, with the Heads of Terms as detailed, by 1 February 2011;
- (2) the delegation to the Divisional Director of Planning in consultation with the Director of Legal and Governance Services for the sealing of the Section 106 Agreement and to agree any minor amendments to the conditions or the legal agreement.
- (3) should the Section 106 Agreement not be completed by 1 February 2011, the decision to REFUSE planning permission be delegated to the Divisional Director of Planning for the reasons set out in the report.

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

**TYNEHOLME NURSERY HEADSTONE DRIVE, WEALDSTONE , HA1 4UQ
(APPLICATION 1/02)**

Reference: P/2437/10 – (Mr Sandip Ruparelia). Proposal: Demolition of the Existing Day Care and Nursery Buildings and the Erection of a 41 Bed Care Home for the Elderly together with associated Car Parking and Landscaping Improvements.

The officer reported that a site visit had taken place. In response to questions Members were advised that:

- the access road, which provided a vehicular entrance and segregated footpath, was acceptable;
- measures to control the emission of dust and dirt during construction were included in condition 13.

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.

**RAYNERS LANE FC, 151 RAYNERS LANE, HARROW, HA2 0XH
(APPLICATION 1/03)**

Reference: P/2649/10 – (Mr Martin Noblet). Provision of 6 X 15 Metre High Floodlighting Columns.

The attention of the Committee was drawn to the Addendum which included supplementary information, provided by the applicant in support of the application, to try to address the principal concern highlighted in the committee report of the potential impact on the amenities of adjacent occupiers from the noise and activity that could result. It also contained statements from the Football Association regarding the National Grading Document which covered all club ground requirements. Failure to comply with these requirements by the commencement of the 2011/12 season could result in the club being expelled from the Hellenic League.

The applicant had stated that, were Members minded to approve the application, they would be willing to accept planning conditions restricting the use of the floodlights for a limited number of matches to be played under the floodlights. The club had suggested that nine matches would likely be appropriate.

The Committee was informed of the need to balance the amenity of the adjoining residential properties with the community benefits. On balance the officer recommendation was refusal of the application.

A Member suggested that consideration be given to the locking of the side gates on the right hand side of the field after matches in order to direct spectators towards the club building and away from residential properties, and to explore the installation of soundproofing barriers along the fence. In response to these suggestions, the officer stated that potential mitigation through conditions was a reasonable approach given the amenity of neighbouring properties. Acoustic barriers were known to be effective in instances of constant noise, but noise levels during football matches varied and was intermittent. It was agreed that officers would investigate the locking of the gates on the right hand side of the field, installation of soundproofing measures and control over pedestrian or vehicular access during games.

In response to a question from a Member, it was noted that a condition or S106 Agreement regarding soundproofing of neighbouring properties could not be undertaken as it would be outside the planning process and would not satisfy the tests laid down in legislation.

Arising from the discussion the Committee expressed the view that on balance the community benefit outweighed the amenity of neighbouring residents. The light spillage problems had been overcome due to the improvements in lighting capability since the last application. The football club had indicated that floodlights could be restricted to nine matches over the winter period. Matches would end by 9.30 pm with the exclusion of cup matches that could continue to 10.00 pm due to extra time.

DECISION: DEFERRED for officers to consider what conditions might be appropriate, should members be minded to grant permission, to mitigate the impact of the floodlights in light of the additional information presented to the Committee in the addendum report.

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

FORMER TRAVIS PERKINS, 19 PINNER ROAD, HARROW, HA1 4ER (APPLICATION 1/04)

Reference: P/3039/10 – (Parkridge Developments/Standard Life). Variation of Condition 13 attached to Planning Permission P/0596/08/CFU Granted on Appeal (Ref: App/M5450/A/08/2087875) Dated 11 June 2009 to allow for a Revised Layout of the Car Parking Areas (No Alterations to the overall number of Parking Spaces).

DECISION: GRANTED variation to condition 13 as described on the application and submitted plans.

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

CANONS COURT, STONEGROVE, EDGWARE, HA8 7ST (APPLICATION 2/01)

Reference: P/2638/10 – (Beazer Investment Ltd). Fourth & Fifth Storey (Third & Fourth Floor) Extensions to Provide 9 Additional Flats, External Alterations to building to include New Lift and Staircase at Rear, Alterations to Rear Parking Area, New Entrance Gates at Side of Building (Revised Application).

In response to a question, it was reported that there had not been any major changes in planning policy or guidance since the grant of planning permission four years previously.

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.

WILLIAM ELLIS SPORTS GROUND, CAMROSE AVENUE, EDGWARE, HA8 6ES (APPLICATION 2/02)

Reference: P/2106/10 – (Mr P Hirst). Single and Two Storey Building for Use as a Clubhouse Located to the North of the Sports Ground; Existing Access from Camrose Avenue (Revised Application).

DECISION: DEFERRED to enable the applicant to overcome the concerns of the Environment Agency.

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

LAND ADJOINING EDGWARE BROOK & WHITCHURCH LANE, HONEYPOT LANE, STANMORE (APPLICATION 2/03)

Reference: P/2824/10 – (Berkeley Urban Renaissance Ltd). Extension of Time of Planning Permission P/2246/06/COU Dated 12/11/2007 for 'New Pedestrian Access Route and Associated Landscape Works (As Part of the Comprehensive Development of the Former Government Office and DVLA Site)'.

DECISION: DEFERRED to enable the applicant to overcome the concerns of the Environment Agency.

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

354-356 PINNER ROAD, HARROW, HA2 6DZ (APPLICATION 2/04)

Reference: P/2743/10 – (Genesis Housing Group). Modify Section 106 Agreement to Planning Permission P/2447/04/CFU dated 16/10/2006 to Change the Tenure Types.

DECISION: DEFERRED to enable further consultation.

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

43 RADNOR ROAD, HARROW, HA1 1SA (APPLICATION 2/05)

Reference: P/3162/10 – (Mr Andreas Karaiskos). Single Storey Rear Extension to Ground Floor Flat.

The Committee was advised that the application had been reported to the Committee because the applicant was currently employed by the London Borough of Harrow.

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.

2 AVENUE ROAD, PINNER, HA3 3HH (APPLICATION 2/06)

Reference: P/1291/10 – (Mr Philip Goodmaker). Redevelopment to Provide Detached Building Comprising Five Self Contained Flats, at Ground, First and Roof Level; Cycle Store Refuse and Associated Parking (Resident Permit Restricted).

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.

LAND FRONTING 87 PINNER HILL ROAD, HA5 3SG (APPLICATION 5/01)

Reference: P/3265/10 – (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: WITHDRAWN at the request of the applicant.

LAND OUTSIDE 9 NOWER HILL ON THE CHASE, PINNER, HA5 5QR (APPLICATION 5/02)

Reference: P/3268/10 – (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: WITHDRAWN at the request of the applicant.

84. Stopping Up of the Highway - Douglas Close, Stanmore

The Committee received a report of the Divisional Director Planning which sought authorisation to stop up the adopted public highway in Douglas Close, Stanmore. This was in order to facilitate a planning permission granted (P/1794/10) as the approved scheme and revised road network would encroach onto existing public highway.

An amended Plan was circulated at the meeting which showed a reduced 'stopping up' area.

RESOLVED: That

- (1) the areas of highway shown on the plan at Appendix 1 to the report, as amended, be stopped up under sections 247 and 252 of the Town and Country Planning Act 1990 without further reference to the Committee;
- (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.

85. Member Site Visits

RESOLVED: To note that there were no site visits to be arranged arising from the meeting.

(Note: The meeting, having commenced at 6.30 pm, closed at 7.30 pm).

(Signed) COUNCILLOR KEITH FERRY
Chairman