

PLANNING COMMITTEE MINUTES

18 MAY 2011

Chairman: * Councillor Keith Ferry

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

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

130. 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

131. Appointment of Vice-Chairman

RESOLVED: That Councillor Thaya Idaikkadar be appointed Vice-Chairman of the Committee for the Municipal Year 2011/12.

132. Right of Members to Speak

RESOLVED: That no Members, who were not members of the Committee, had indicated that they wished to speak at the meeting.

133. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Agenda Item 10 – Planning Applications Received – 1/01 - The Box Tree Public House, Boxtree Lane, Harrow Weald, HA3 6JH

Councillor Thaya Idaikkadar declared a prejudicial interest in that he was the Portfolio Holder for Property and Major Contracts. He would leave the room whilst the matter was considered and voted upon.

Agenda Item 10 – Planning Applications Received – 2/02 – Kimbolton, Priory Drive, Stanmore, HA7 3HJ

Councillors Stephen Greek, Joyce Nickolay and Anthony Seymour declared a prejudicial interest in that the applicant was a Conservative Councillor. They would leave the room whilst the matter was considered and voted upon.

Agenda Item 10 – Planning Applications Received – 2/05 – Earlsmead First and Middle School, Arundel Drive, Harrow, HA2 8PW

Councillor Anthony Seymour declared a personal interest in that his wife worked at a children's centre in the Borough of Brent. He would remain in the room whilst the matter was considered and voted upon.

134. Minutes

RESOLVED: That the minutes of the meeting held on 18 May 2011 be taken as read and signed as a correct record.

135. Public Questions, Petitions and Deputations

RESOLVED: To note that no public questions were put, or petitions or deputations received.

136. References from Council and other Committees/Panels

A reference from the Council meeting on 14 April 2011, on a petition relating to the installation of a 12.5m high telecommunications mast and ancillary radio equipment cabinet adjacent to 86 Dalkeith Grove, Stanmore, was received by the Committee.

In response to a question, the Committee was informed that the application had been refused by officers under delegated authority.

RESOLVED: That the reference be noted.

137. Representations on Planning Applications

RESOLVED: That it be noted that no representations had been received.

RESOLVED ITEMS

138. 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/0777/11 – (Origin Housing Group). Variation of Condition 2 attached to Planning Permission P/2969/10 dated 02/02/2011 to replace Approved Drawing Nos. 200 Rev E, 201 Rev E, 202 Rev D with Drawing Nos. 200 Rev F, 201 Rev F & 202 Rev E (Omission of Solar Panels from the Approved Development).

Variation of Condition 22 attached to Planning Permission P/2969/10 dated 02/02/2011 to allow Modifications to Sustainability Statement and Renewable Energy Feasibility Study (Omission of Solar Panels from the Approved Development).

DECISION: GRANTED variation of conditions 2 and 22, as described on the application and submitted plans, as amended by the addendum, subject to conditions and informatives.

The Committee wished it to be recorded that the decision to grant the application was unanimous by those present and able to vote.

100 CHEYNEYS AVENUE, EDGWARE, HA8 6SE (APPLICATION 2/01)

Reference: P/0142/11 – (Mr. N Parmar). Single Storey Side and Rear Extensions; Front Porch.

It was noted that the application had been reported to Committee as the applicant's wife was a member of staff.

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.

KIMBOLTON, PRIORY DRIVE, STANMORE, HA7 3HJ (APPLICATION 2/02)

Reference: P/0663/11 – (Councillor Richard David Romain). Replacement Front Boundary Wall, Piers and Gates.

It was noted that the application had been reported to Committee as the applicant was a member of Harrow Council.

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 by those present and able to vote.

WILLIAM ELLIS SPORTS GROUND, CAMROSE AVENUE, EDGWARE, HA8 6ES (APPLICATION 2/03)

Reference: P/0546/11 – (Belmont United Football Club). 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: 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.

THE OLD SCHOOL, CHURCH HILL, HARROW, HA1 3HL (APPLICATION 2/04)

Reference: P/0578/11 – (Keepers & Governors Of Harrow School). Listed Building Consent: Refurbishment of the Basement in the West Wing including: Installation of a Plasterboard Ceiling; Stripping out of Existing Services; Removal of Redundant Furniture and Service Units; Removal of Fireplace Cover and Reveal; Removal of Cupboard Stud Walls and Door; Installation of Surface Mounted Lights, Sounders and Detectors and New Cupboard Partition and Installation of Floating Timber Joist Floor.

It was noted that the application had been reported to Committee as it related to a Grade 1 listed building and therefore was outside the Council's scheme of delegation.

DECISION: GRANTED listed building consent for the works described in the application and submitted plans, subject to conditions and informatives.

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

EARLSMEAD FIRST AND MIDDLE SCHOOL, ARUNDEL DRIVE, HARROW, HA2 8PW (APPLICATION 2/05)

Reference: P/2946/10 – (Apollo). Change of Use of Existing Building from a Caretakers Home to a Childrens Centre; Rear Conservatory; Side Infill Extension; Canopy over Existing Entrance; External Alterations.

It was reported that the use of the rear garden of the site was restricted, by condition, to 0800 to 1800 hours Monday to Friday and at no time on Saturday, Sunday or Bank Holidays.

In response to a question, it was stated that car parking should be contained within the site as the existing car park had 30 spaces and most of the activity would be during off-peak hours.

DECISION: GRANTED, in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, permission for the change of use 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.

WELLDON PARK JUNIOR SCHOOL, KINGSLEY ROAD, SOUTH HARROW, HA2 8LF (APPLICATION 2/06)

Reference: P/0438/11 – (Welldon Park First School). Resurfacing of Existing Carpark; New Canopy over Existing Decking; New Free Standing Canopy to the South of the Car Park; New Cycle Storage to West of Car Park; New Footpath Along the Edge of the Carpark; Automatic Vehicle and Pedestrian Gate at Entrance off Kingsley Road.

Members were advised that the cost of the proposed canopy to create a covered outdoor area for the staff room was not a material planning consideration so could not be taken into account in the deliberations.

DECISION: GRANTED, in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission described on the application and submitted plans, subject to conditions and informatives reported and an additional two amendments as follows with the consequential renumbering of the remaining conditions:

4. The development hereby approved shall not commence until details of a replacement tree (to replace the pine tree) has been submitted to and approved in writing by the Local Planning Authority. Details shall include species, siting and size of the replacement tree.

REASON: To safeguard the character of the area and the landscaped setting of the school in accordance with saved policies D4 and D10 of the Harrow Unitary Development Plan (2004).

5. All planting comprised in the approved details shall be carried out in the first planting and seeding seasons following the completion of the development. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development in accordance with saved policies D4 and D10 of the Harrow Unitary Development Plan (2004).

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

Councillors Ferry, Henson, Idaikkadar and Phillips voted to grant the application.

Councillors Greek, Nickolay and Seymour abstained.

LAND SOUTH OF PINNER STATION, 20 STATION APPROACH, PINNER, HA5 5LZ (APPLICATION 5/01)

Reference: P/0179/11 – (Network Rail). Installation of a 17m High Telecommunications Monopole Mast and Ancillary Radio Equipment Cabinet.

In response to a question, it was noted that the height, bulk and massing of the illustrative drawing were to scale but not the trees as access had not been available. It was further noted that the applicant had included a certificate confirming compliance with ICNIRP (International Commission on Non-Ionizing Radiation Protection) guidelines.

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 by those present and able to vote.

139. Member Site Visits

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

(Note: The meeting, having commenced at 6.30 pm, closed at 7.15 pm).

(Signed) COUNCILLOR KEITH FERRY
Chairman