

PLANNING COMMITTEE

MINUTES

18 NOVEMBER 2015

Chair: * Councillor Keith Ferry

Councillors: * Ghazanfar Ali (1) * Nitin Parekh
* June Baxter * Pritesh Patel
* Barry Kendler (4) * Norman Stevenson (1)

In attendance: Marilyn Ashton Minute 182
(Councillors)

* Denotes Member present
(1) and (4) Denote category of Reserve Members

175. Attendance by Reserve Members

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

Ordinary Member

Councillor Graham Henson
Councillor Anne Whitehead
Councillor Stephen Greek

Reserve Member

Councillor Barry Kendler
Councillor Ghazanfar Ali
Councillor Norman Stevenson

176. 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 item indicated:

Councillor

Planning Application

Councillor Marilyn Ashton

2/05, 2/07 & 2/09

177. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Agenda Item 10 – Planning Applications Received

Councillor June Baxter declared an interest in that in that the applicant was a Member of the Conservative Group. She would leave the room whilst the matter was considered and voted upon.

Councillor Pritesh Patel declared an interest in that in that the applicant was a Member of the Conservative Group. He would leave the room whilst the matter was considered and voted upon.

Councillor Norman Stevenson declared an interest in that in that the applicant was a Member of the Conservative Group. He would leave the room whilst the matter was considered and voted upon.

Councillor Marilyn Ashton declared a non-pecuniary interest in that in that the applicant was a Member of the Conservative Group. She would remain in the room whilst the matter was considered and voted upon.

178. Minutes

RESOLVED: That the minutes of the meeting held on 21 October 2015 be taken as read and signed as a correct record.

179. Public Questions

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

180. Petitions

RESOLVED: To note the receipt of the following petition, which was referred to the Divisional Director, Commissioning Services for consideration:

Petition presented by a resident of Vaughan Road, Harrow, containing 31 signatures, with the following terms of reference:

‘We, the residents of Vaughan Road, Harrow object to the establishment of a Mother and Baby Centre at 60 Vaughan Road for 14-18 year old new mothers and are signing this petition to reduce the length of the review period from three years to one year from the date of commencement.’

181. Representations on Planning Applications

RESOLVED: That in accordance with the provisions of Committee Procedure Rule 30 (Part 4B of the Constitution), representations be received in respect of items 2/05, 2/07 & 2/09 on the list of planning applications.

RESOLVED ITEMS

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

2/01 - GARAGES ADJACENT TO 1 ATHERTON PLACE, HARROW

REFERENCE: P/4015/15 (HARROW COUNCIL)

DESCRIPTION: Construction Of Three Two Storey Terraced Houses; Refuse Storage; Associated Landscaping And Parking

Following questions and comments from Members, an officer advised that the entire site was already hard surfaced. Condition 8 would require the site to be either constructed from porous materials or ensure drainage for run-off water.

DECISION: GRANTED permissions for the development described in the application and submitted plans, subject to conditions, as amended by the addendum.

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

2/02 - 171 MARSH ROAD, PINNER

This application was withdrawn from the agenda.

2/03 - 15 AINSDALE CRESCENT, PINNER

REFERENCE: P/4708/15 (CHIRAG PATEL)

DESCRIPTION: Certificate Of Lawful Development (Proposed): Alterations To Roof To Form End Gable With Rear Dormer To Create Habitable Roof space; Two Roof lights In Front Roof slope

DECISION: **GRANTED** a Certificate of Lawful Proposed Development described in the application and submitted plans, subject to conditions.

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

2/04 - UNIT 9, ST GEORGE'S SHOPPING CENTRE, ST ANN'S ROAD, HARROW

REFERENCE: P/4442/15 (REDEFINE INTERNATIONAL PLC)

DESCRIPTION: Change Of Use From Retail (Class A1) To Combined Café/Retail (Use Class A3/A1)

Following questions and comments from Members, an officer advised that the application related to a proposed change of use for an empty retail unit in St George's shopping centre to an ice cream parlour, which was appropriate. The impact of the development on existing businesses was not a material planning consideration.

DECISION: **GRANTED** planning permission for the development described in the application and submitted plans, subject to conditions.

REASON: The applicant has demonstrated that the viability of the application site to contribute to the retail function of the town centre has diminished and will continue to diminish in the short to medium term. The proposed change of use of Unit 9 within St. George's Shopping Centre would secure a viable employment and wealth generating use in this location. In addition the change of use would provide a more appropriate mix of uses within the centre which would complement and support the retail function of the centre whilst having a positive impact upon the vibrancy of the town centre and contributing positively towards the late evening and night time economy. For these reasons, the development would accord with the strategy objectives of the development plan, and a departure from policy AAP17 of the Harrow & Wealdstone Area Action Plan is therefore justified in this instance.

The change of use would have a positive impact on the character and vibrancy of the area, whilst ensuring that the development would not adversely affect the amenity of neighbouring occupiers, highway safety and convenience or the abilities of all persons to use the unit in future.

The decision to **GRANT** planning permission has been taken having regard to the National Planning Policy Framework 2012, the policies and proposals in

The London Plan (consolidated with alterations since 2011) (2015), the Harrow Core Strategy 2012 and the Harrow Development Management Plan Policies (2013), and to all relevant material considerations, and any comments received in response to publicity and consultation.

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

2/05 - 157 COURTENAY AVENUE, HARROW

REFERENCE: P/4338/15 (MRS RIDA RAHMANI)

DESCRIPTION: Conversion Of Dwelling house Into Two Self-Contained Flats

Following questions and comments from Members, officers advised that:

- with regard to internal storage areas, the application fell marginally below the new technical housing standards in England which came into force on 1 Oct 2015. Additionally, there were no prescribed standards for lighting levels to internal areas. These issues were deemed by officers to be a minor and were not sufficient reasons to refuse permission;
- any foul water drainage issues were within the remit of Building Control and not planning issues;
- there would be no change to the frontage of the development.

A Member proposed refusal on the following grounds:

‘The proposal would be out of character in a road that is defined by family-sized houses, would harm the amenity of neighbouring and future occupiers, and would have insufficient parking to mitigate the impact of the development on local roads, contrary to policies 7.4 and 7.6 of the London Plan, CS1 of the Core Strategy and DM1 of the Local Plan.’

The motion for refusal was seconded, put to the vote and won.

The Committee received representations from an objector, Mr Durega, and from a representative of the applicant, Mr Ashraf and Councillor Marilyn Ashton.

DECISION: REFUSED

The Committee wished it to be recorded that the decision to refuse the application was by a majority of votes.

Councillors June Baxter, Keith Ferry, Barry Kendler, Pritesh Patel and Norman Stevenson voted to refuse the application.

2/06 - STANBURN FIRST SCHOOL, ABERCORN ROAD, STANMORE

REFERENCE: P/2309/15 (MRS SUZANNE RAYMOND)

DESCRIPTION: Proposed Multi-Use Games Area (MUGA) With Perimeter Fencing

An officer responded to Members' questions as follows:

- the application had the support of Sport England;
- condition 4 placed restrictions on the times of use of the Multi-Use Games' Area (MUGA), which would safeguard the amenity of neighbouring residents, which could be used for up to 28 days a year. Any additional use would require the prior written permission of the local planning authority.

DECISION: GRANTED planning permission for the development described in the application and submitted plans, subject to condition(s) and as amended by the addendum.

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

2/07 - 35 LEAVESDEN ROAD, STANMORE

REFERENCE: P/2521/15 (MR T RAMCHANDANI)

DESCRIPTION: Single Storey Side Extension (Demolition Of Conservatory)

An officer responded to Members questions as follows:

- the proposed extension would not cast a shadow or shade on neighbouring properties;
- the Certificate of Lawful Development was dismissed at appeal in 2014;
- under planning policy, it was possible to build up to the boundary of a property, whereas as the proposed extension was set well back from the boundary. If the proposed extension had permitted development rights, then the extension would be allowed to be built.

A Member proposed refusal on the following grounds:

'The proposal, by reason of excessive scale and bulk, would harm the character of the area and the amenity of neighbouring occupiers, contrary to policies 7.4 and 7.6 of the London Plan, CS1 of the Core Strategy and DM1 of the Local Plan.'

The motion was put to the vote and lost.

The Committee received representations from Councillor Marilyn Ashton.

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

The Committee wished it to be recorded that the decision to grant the application was by a majority of votes.

Councillors Ghazanfar Ali, Keith Ferry, Barry Kendler and Nitin Parekh voted for the application.

Councillors June Baxter, Pritesh Patel and Norman Stevenson voted against the application.

2/08 - FITZGERALD HOUSE, 2 - 8 ELMGROVE ROAD, HARROW

REFERENCE: P/3423/15 (NVSM)

DESCRIPTION: Creation Of Third Floor To Provide Four Flats; External Alterations; Bin Store

An officer responded to Members' questions as follows:

- no internal storage areas had been indicated in the application, however, if Members were of the view that there should be allocated storage, then an additional condition could be attached to the application to cover this;
- there was allocated parking for some of the units and no objections had been received from the Highways Authority. He added that the application site had a high PTAL (Public Transport Accessibility Level) rating.

DECISION: GRANTED planning permission for the development described in the application and submitted plans, subject to condition(s), and an additional condition requiring the provision of storage space for each of the units in accordance with those standards set out at Table 3.3 of The London Plan 2011 (as amended by Housing Standards Policy Transition Document Statement Oct 2015).

REASON: To ensure the development provides satisfactory and adequate levels of storage space for future occupiers, thereby according with policy 3.5 of The London Plan 2011 (as amended). Details are required prior to the commencement of development to ensure a satisfactory form of development.

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

2/09 - 5A CREST VIEW, PINNER

Councillors June Baxter, Pritesh Patel and Norman Stevenson left the room during consideration of this item.

REFERENCE: P/4298/15 (MR BAILIE HARKNESS)

DESCRIPTION: Single Storey Side Extension; Two Storey Rear Extension; Conversion Of Garage To Habitable Room; Rear Dormer; External Alterations

Following questions and comments from Members, officers advised that:

- the application was compliant with Supplementary Planning Guidance in terms of any impact on neighbouring properties;
- any shade or shadow likely to be cast by the extension would not, in his view, be significant or unreasonable;
- under permitted development rights, if the property still had these rights, a number of the works proposed, though not all, could be constructed;
- the Chair stated that at the site visit, Members and officers had concluded that the windows at the neighbouring property, 6 Crest View, were not protected windows;
- the property was not in a flood-risk zone and there was no evidence to suggest that there would be any issues with regard to the drainage of surface water, and this was dealt with by informative 6;
- the separation distances between the proposed dwellings and adjoining properties were deemed acceptable by officers and compliant with the Development Plan.

The Committee received representations from an objector, Ms Thapar, and from a representative of the applicant, Mr Harkness and Councillor Marilyn Ashton.

DECISION: GRANTED planning permission for the development described in the application and submitted plans, subject to condition(s).

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

183. Member Site Visits

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

184. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

(Note: The meeting, having commenced at 6.30 pm, closed at 8.00 pm).

(Signed) COUNCILLOR KEITH FERRY
Chair