

MINUTES OF THE PLANNING COMMITTEE
Tuesday, 11th October 2005 at 7.00 pm

PRESENT: Councillor Cribbin (Chair) Councillor Harrod (Vice Chair) and Councillors Freeson, Kansagra, J Long, McGovern, and Sayers.

Apologies for absence were received on behalf of Councillors Allie, H M Patel and Singh.

1. **Declarations of Personal and Prejudicial Interests**

None.

2. **Minutes of Previous Meetings**

(a) **28th July 2005**

RESOLVED:-

that the minutes of the meeting held on 28th July 2005 be received and approved as an accurate record. Subject to an amendment to Item 7 to read as follows:

“that Councillor Freeson requested that a report on sites for a new secondary school in the Borough be circulated to members and put in the agenda for the next Planning Policy Committee meeting.”

(b) **24th August 2005**

RESOLVED:-

that the minutes of the meeting held on 24th August 2005 be received and approved as an accurate record.

(c) **21st September 2005**

RESOLVED:-

that the minutes of the meeting held on 21st September 2005 were to follow.

2. **Requests for Site Visits**

None.

3. Planning Applications

RESOLVED:-

that the Committee's decisions/observations on the following applications for planning permission under the Town and Country Planning Act 1990 (as amended), as set out below, be adopted. The conditions for approval, the reasons for imposing them and the grounds for refusal are contained in the Report from the Director of Planning and in the supplementary information circulated at the meeting.

ITEM NO	APPLICATION NO (1)	APPLICATION AND PROPOSED DEVELOPMENT (2)
NORTHERN AREA		
1/01	05/1979	106 Kenwyn Drive, NW2 7NU Erection of rear and side dormer window, 2 front rooflights and first floor rear to dwellinghouse as amended by plans received 07/09/05

OFFICER RECOMMENDATION: Grant planning permission subject to conditions and an informative.

DECISION: Planning permission granted subject to conditions and an informative

1/02	05/2431	85 Draycott Avenue, Harrow, HA3 0DD Conversion of dwellinghouse into two-self-contained maisonettes, comprising a 3-bedroom maisonette on the ground, first and second floors and a two-bedroom maisonette on the ground and first floors. This includes alterations to the forecourt with vehicular access and hardstanding for 2 vehicles and a new front boundary wall. As per revised plans received 28/09/05
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OFFICER RECOMMENDATION: Grant planning permission, subject to conditions and an informative

The North Area Team Manager drew member's attention to the supplementary report which contained additional information following the site visit.

The applicant, Mr Patel explained that whilst making the plans all the issues had been looked into and the main objections had been considered. It was highlighted that the units created following the conversion would be for single residential occupancy. In response to questions from members Mr Patel

explained that due to the layout of the property it would be easy to convert it into two flats. Councillor Sayers raised the issue of the poor condition of the footpath outside the site and asked if Mr Patel would be paying for repairs to it. The Chair clarified that this issue had been addressed in the supplementary report. However, Mr Patel stated that he would effectively be paying for this as work on the cross over was included in the application.

In accordance with the Planning Code of Practice, Councillor Mrs Fernandes confirmed that she had spoken to local residents with regard to this application but had not been approached by the applicant. She discussed the residents' chief concern which was that the building may be used for multiple residencies. It was explained that other ward Councillors had received complaints about the site in the past. Cllr Fernandes sought reassurance on behalf of residents that the property would not be abused. Councillor Freeson expressed concern about the layout of the property in particular with regard to the entrance leading directly into the living room. He indicated that he would be objecting on this basis. In addition Councillor Sayers stated that the rear of the property would be disproportionate and over-developed considering the character of the surrounding area.

In response to concerns the Head of Area Planning explained that the issue of access had been highlighted in the report. In addition officers had looked at alternative layouts but it was felt that a second door or internal lobby would have infringed upon the window area. As a result the plans were considered reasonable in the circumstances.

The Committee agreed to refuse the application on the grounds that the layout was considered to be inadequate due to a failure to provide a separate entrance or lobby. In addition to this it was thought that the layout would lend itself to considerable heat loss with resulting sustainability implications.

DECISION: Planning Permission refused. Councillor Kansagra requested for it to be noted that he voted against planning permission being granted.

1/03 05/2428 4 Alington Crescent, NW9 8JN

Demolition of existing garage and erection of 2-storey side and single storey rear extension to dwellinghouse. As per revised plans received 29/09/05

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions

DECISION: Grant planning permission subject to conditions.

1/04 05/1204 Prince of Wales Public House, Kingsbury Road, NW9 9HR

Demolition of existing building and erection of 4-/5-storey building comprising 44 flats consisting of 26 x 1 bedroom and 18 x 2-bedroom self-contained flats on upper floors and retail unit on ground floor with associated car parking spaces and servicing

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions, informatives and a Section 106 agreement

The North Area Manager provided further information with regard to the Buchanan Study which reviewed the Kingsbury Circle roundabout as outlined in the supplementary information. He discussed the amendments to the wording of conditions 4, 7(c), 9, 11, 15, 19, and 23 as set out in the supplementary information.

Mr Dunwell on behalf of the QARA Group, in objection to the application raised issues including the height of the proposed building being out of character with the area. In addition he discussed the dangers of the Kingsbury Circle roundabout and the implications of repositioning the pedestrian crossing.

Mr Mistry also objected to the application and mentioned that the 5 storey building would be out of keeping with the character of the area and that it would be preferable for this to be reduced to three storeys. He expressed further concern about noise levels explaining that studies on noise levels were carried out on the wrong side of the properties and thus not representative of the levels of noise likely to be experienced by residents.

In support of the applicant, Mr Alsop stated that the plans were in accordance with planning guidelines. It was also noted that 50% of the homes provided would be affordable housing. Following a question from Councillor Freeson, Mr Alsop was able to clarify the situation regarding servicing arrangements and explained that deliveries by two vans were carried out as early as possible and this would be supplemented by 5-6 vans during the day.

In accordance with the Planning Code of Practice, Councillor J Moher confirmed that he had not been approached by the applicant or objectors with regard to this application. He noted that residents were generally concerned about the traffic and in particular the Kingsbury Circle roundabout was considered to be one of the most dangerous in Brent. He commented on the Buchanan report which looked into the situation with the roundabout, however it was noted that the report did not address the implications of the new development as at the time they were not aware of the proposed development. Councillor J Moher also expressed concern about the original consultation process as Fryent residents and Councillors had not been made aware of it.

In accordance with the Planning Code of Practice, Councillor R Moher confirmed that he had not been approached by the applicant or objectors with regard to this application. Councillor R Moher further commented that she hoped that the Buchanan report could be revised to take into account the new development. She felt that it was important to ensure that the recommendations arising from the report would not be negated by the new development.

Phil Rankmore, Director of Transportation, explained that an independent traffic assessment had been carried out by Capita Simmons. It was noted that there was an opportunity to extend the Buchanan report in light of the new development. However this was not considered to be necessary because there was already an independent assessment. Mr Rankmore also explained that proposals for increasing the capacity and width of the roundabout were being investigated. Amongst the proposals being considered were the use of spiral markings which could create sufficient space for 3 vehicle lanes on the roundabout.

Councillor Freeson enquired whether there had been any attempts to negotiate shared usage of the large car park adjacent to the site. It was noted that this possibility had not been investigated as the architects had advised that the site was large enough. Mr Rankmore further explained that it had been difficult to link with the other private site, however it was noted that people using both sites would not be prevented from using the car park but there was no proposal for a formal arrangement.

The North Area Manager commented on some of the concerns that had been raised. It was explained that the distance between the wall and the gardens at the rear was in excess of the Council's minimum recommendations. This was proposed to be 38m whilst the recommendation was for there to be a distance of 20m. He further commented on the height of the development noting that the articulation of the building would to a certain extent disguise the wall that residents were concerned about. In addition it was noted that the UDP encouraged high density buildings on town centre developments.

The Head of Area Planning added that the issue of transport had been assessed in detail and officers were aware of the situation raised by ward Councillors in terms of the need for the survey work to be taken into account.

Councillor Kansagra formally moved for the application to be deferred to allow for a further traffic assessment to be carried out. This motion was put to the vote and declared lost. Following a vote on the application the Committee agreed to grant planning permission.

DECISION: Planning permission granted subject to conditions with amendments to conditions 4,7(c), 9 15, 19 and 23 and deletion of conditions 11 and 23 as set out in the supplementary report and subject to a section 106 agreement.

Councillor Kansagra requested for it to be noted that he voted in dissent to planning permission being granted.

1/05 05/1616 2 Greenhill, Wembley, HA9 9HF

Outline planning application for erection of a two-storey, detached, three-bedroom house with integral garage at rear of dwellinghouse

OFFICER RECOMMENDATION: that this item be deferred.

DECISION: That this item be deferred as one of the relevant parties was unable to make their representations due to an administrative error.

1/06 05/2517 98 Hay Lane, NW9 0LG

Erection of new canopy to dwellinghouse

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions and informatives

DECISION: Planning permission granted subject to conditions

SOUTHERN AREA

2/01 05/0152 63 Willesden Lane, NW6 7RL

Retention of change of use from retail (A1) to café (A3) to include installation of extract duct to rear elevation of property

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions

Mr Ferrer spoke on behalf of Mrs Sobhy in objection to this application. It was explained that he also had an A3 unit on the same parade. He expressed concern about the effect of an additional unit on traffic and the implications on other businesses in the area that were struggling.

Councillor J Long enquired about the toilet facilities and proposed that an additional condition be attached for a toilet to be installed which would be available for use by patrons.

The Head of Area Planning explained that there had been concerns about traffic and a petition had been received about this. He responded to concerns about the effects on nearby businesses by explaining that the government was clear that it was not the role of the planning system to regulate competition. Although it was noted that officers were concerned about the viability of town centres, an application could not be refused on the grounds of competition. On the issue of concentration of businesses there was not considered to be an over concentration of A3 units within this area.

DECISION: Planning permission granted subject to conditions and an additional condition that the layout be adapted to allow toilet access for patrons

WESTERN AREA

3/01 05/2357 20 Mulgrave Road, Harrow, HA1 3UG

Erection of part single storey and two-storey front extension and part single storey, two-storey and first floor rear extension and provision of additional hardsurfacing to front garden area of dwellinghouse

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions

DECISION: Planning permission granted subject to conditions.

3/02 05/1966 Unit 2, 255B Water Road, Wembley, HA0 1HX

Raising eaves and provision of new roof with ten rooflights to warehouse

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions and an informative

DECISION: Planning permission granted subject to conditions and an informative

3/03 05/2036 29 Littleton Road, Harrow, HA1 3SY

Erection of first floor side extension and part two-storey and first floor rear extension, removal of window and installation of new door to front porch of dwellinghouse (as accompanied by photographs 1-4 submitted)

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions

DECISION: Planning permission granted subject to conditions.

3/04 05/1670 St Mark's and Northwick Park Hospital, Watford Road, Harrow, HA1 3UJ

Outline application for demolition of various buildings and erection of replacement hospital with ancillary facilities, including car parking, energy centre and landscaping and formation of altered access to Watford Road and provision of/alterations to access roads and pedestrian routes within and adjacent to hospital and university site (matters for determination: means of access) (as accompanied by a Transport Statement by Faber Maunsell dated 03/05/05, Planning & Design Statement by Faber Maunsell dated May 2005 and Environmental Statement by Faber Maunsell dated May 2005)

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions and a Section 106 agreement

The Western Area Planning Manager provided details about the amendments to several conditions as set out in the supplementary report and discussed the additional conditions.

During discussion Councillor Harrod proposed that condition 19 be amended to allow for mini-cabs and other vehicles to be included in the categories of vehicle permitted to use the short term drop off points. It was further suggested that more than one drop off point at different accesses would be necessary considering the size of the site. The West Area Planning Manager agreed to members' requests for amendments to condition 19 relating to multiple drop off points at different accesses. Councillor Freeson also moved for the Committee to recommend that an approach be made to Transport for London (TfL) for their assistance in the provision of step free access to Northwick Park tube station. The Head of Area Planning noted this and stated that instruction would be given for a letter to be written to TfL on this issue.

Councillor Freeson suggested that it would be desirable for there to be a more joined up approach regarding plans for the hospital and enquired about the plans of the other Health Authority involved.

In response to members' questions about the long term plans for the site, the Head of Area Planning stated that there would be a separate head under the section 106 agreement to request a development plan for the remainder of the site. The Head of Area Planning also suggested that a further visit to the hospital could be arranged for members before it progresses.

DECISION: Planning permission granted subject to conditions, amendments to conditions 8, 10, 12 and 15 and additional conditions 19, 20 and 21 as set out in the supplementary report; an amendment to condition 19 relating to multiple drop off points which will include spaces for mini cabs and cars dropping people off and picking them up; a Section 106 agreement as amended in the supplementary report and to include submission of a development plan for the remainder of the site.

6. **Planning Appeals**

Members were requested to note the information reports in the information bulletins circulated at the meeting. The Director of Planning also brought to members attention Item 4/05, it was noted from this item that the health implications associated with telecom masts were not considered to be sufficient grounds for refusal.

RESOLVED:-

that the following be noted:-

(a) **July 2005**

- (i) Planning appeals received – 1st – 31st July 2005
- (ii) Enforcement appeals received – 1st – 31st July 2005
- (iii) Planning appeal decisions – 1st – 31st July 2005
- (iv) Enforcement appeal decisions – 1st – 31st July 2005
- (v) Selected planning appeal decisions – 1st – 31st July 2005

(b) **August 2005**

- (i) Planning appeals received – 1st – 31st August 2005
- (ii) Enforcement appeals received – 1st – 31st August 2005
- (iii) Planning appeal decisions – 1st – 31st August 2005
- (iv) Enforcement appeal decisions – 1st – 31st August 2005
- (v) Selected planning appeal decisions – 1st – 31st August 2005
- (vi) Selected enforcement appeal decisions – 1st – 31st August 2005

7. Any Other Urgent Business

There were no items heard under Any Other Urgent Business. However the Chair noted Councillor Freeson's requests for reports on certain issues to be made to the next Planning Committee as outlined in correspondence and responded that Planning in consultation with Legal would write to Councillor Freeson on this.

8. Date of Next Meeting

The next scheduled meeting of the Committee to consider planning applications will take place on Tuesday, 8th November 2005. The site visit for this meeting will take place on Saturday, 5th November 2005 at 9.30 am when the coach leaves from Brent House.

The meeting ended at 9.35 pm

M CRIBBIN
Chair

Mins2005'06/Council/planning/pln11ok