

MINUTES OF THE PLANNING COMMITTEE
Wednesday, 1st February 2006 at 7.00 pm

PRESENT: Councillor Cribbin (Chair) and Councillors Allie, Freeson, Kansagra, J Long, McGovern and Singh.

Apologies for absence were received from Councillors Harrod, H M Patel and Sayers.

Councillors Lorber and Ms Shaw also attended the meeting.

1. Declarations of Personal and Prejudicial Interests

None

2. Minutes of Previous Meeting – 11th January 2006

RESOLVED:-

that the minutes of the meeting held on 11th January 2006 be received and approved as an accurate record subject to the following amendments:

- (a) Page 2, paragraph 6, line 6, add “and timescale” after “size”;
- (b) Page 2, paragraph 7, line 3, add “within South Kilburn” after “replaced.”

3. Requests for Site Visits

None

4. 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	APPLICATION AND PROPOSED DEVELOPMENT
	(1)	(2)
NORTHERN AREA		

1/01	05/3428	597 Kenton Road, Harrow, HA3 9RT
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Two-storey side and part two-storey/single storey rear extension to dwellinghouse (as amended by plans received on

18/01/2006)

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions

Councillor Kansagra was not present for this item and therefore did not take part in any discussion or vote on this application.

DECISION: Planning permission granted subject to conditions and amendments to conditions 2 and 6 as set out in the supplementary information

1/02 05/3429 26 Kinch Grove, Wembley, HA9 9TF

Demolition of existing detached garage, erection of single storey side and rear extension to dwellinghouse (as amended by plans received on 18/01/06)

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions

Councillor Kansagra was not present for this item and therefore did not take part in any discussion or vote on this application.

DECISION: Planning permission granted subject to conditions and amendments to conditions 3 and 4 as set out in the supplementary information

1/03 05/3214 281 Preston Road, Harrow, HA3 0QQ

Demolition of the dwellinghouse and erection of a 5-storey building to create 18 dwellings, comprising 6 No two-bedroom and 12 one-bedroom self-contained flats with associated car parking spaces

OFFICER RECOMMENDATION: Refusal

The North Area Planning Manager drew Members' attention to the maps provided at the meeting. He advised Members that the design and appearance was not in keeping with other buildings in Preston Road and expressed concern that the proposed separate lift shaft building would dominate the site. He also advised Members that the application did not provide any affordable housing or disabled parking spaces.

David Atlas, representing the Preston Association for Protection of Amenities (PAPA), indicated his support for the recommendation of refusal for this application. Mr Atlas felt that the existing building on the site was of high quality and should not be demolished. He also felt that the 5 storeys proposed were unacceptable as it would represent an overdevelopment of the site.

Brian Gannon, the applicant's agent, claimed that the applicant was unable to respond to the issues raised by the Planning Service because of insufficient

time. Mr Gannon acknowledged the concerns that had been made and stated these would be addressed for any future application made.

DECISION: Planning permission refused

1/04 05/1220 45A-F Mapesbury Road, NW2

Installation of replacement wooden windows to flank and rear walls of flats

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

Councillor Kansagra was not present for this item and therefore did not take part in any discussion or vote on this application.

DECISION: Planning permission granted subject to conditions and an informative

1/05 05/2984 Access Self Storage, Dudden Hill Lane, NW10 1BJ

Demolition of five outside drive up storage units and the erection of an extension with 2 mezzanine levels to the rear of the existing warehouse with five on site parking spaces

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

The North Area Planning Manager drew Members' attention to the observations and amendments to conditions as set out in the supplementary information circulated at the meeting.

DECISION: Planning permission granted subject to conditions, an informative, amendments to conditions as set out in the supplementary information and a Section 106 Agreement

1/06 05/3311 Units at Alpine House, Honeypt Lane, NW9

Outline Planning Permission for redevelopment of the site to provide a mixed-use development, including the erection of one 4-storey building consisting of 20 self-contained flats; one 7-storey building consisting of commercial units to the ground floor and first floor, and 44 self-contained flats; one 6-storey building consisting of 54 self-contained flats; one 6-storey building (with basement-level provision of 51 parking bays) consisting of commercial units to the ground floor, first floor, second floor and third floor, and 36 self-contained flats, with associated access, landscaping and parking (matters to be determined: siting and means of access)

OFFICER RECOMMENDATION: Refusal

The North Area Planning Manager advised Members of the content of the supplementary information circulated at the meeting including that the applicant had withdrawn the application by letter today.

Members indicated that they would have been minded to refuse the application based on the information available, had it not been withdrawn.

DECISION: The Committee would have been minded to refuse the application based on the information available, had it not been withdrawn

1/07 05/3424 Doctors' Surgery, 475 Kenton Road, Harrow, HA3 0UN

Erection of first floor rear extension, side dormer and rear dormer window, 2 front rooflights, 2 air-conditioning units to rear ground floor flat roof, 2 rear double doors to ground floor, installation of 1 first floor window and 3 ground floor windows to side elevation of surgery

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

The North Area Planning Manager drew Members' attention to amendments to conditions 2 and 4 as set out in the supplementary information circulated at the meeting.

Steven Hooper objected to the application on the following grounds:

- (a) Loss of light
- (b) The proposed insulator would overlook Mr Hooper's property
- (c) Concerns that the application may not conform to CORGI standards
- (d) That the proposed air-conditioning units would generate excessive noise
- (e) Claims that the proposed front extension would protrude beyond the building line
- (f) Concerns that the application would exacerbate the parking difficulties in the area

During debate, Councillor Freeson felt that the noise issues had been sufficiently addressed by the conditions outlined in the report and in the supplementary information.

In reply to the issues raised, the North Area Planning Manager stated that the front porch proposals had now been deleted and that the loss of light would be minimal as the proposed extension was relatively small. He also advised Members that the windows would have obscured glazing. The North Area Planning Manager acknowledged the reported parking problems in relation to this site and stated that an informative had been attached to the application

requesting that the applicant address the issue of patients illegally parking on the footway outside the surgery.

Councillor Kansagra was not present for this item and therefore did not take part in any discussion or vote on this application.

DECISION: Planning permission granted subject to conditions, informatives and amendments to conditions 2 and 4 as set out in the supplementary information

SOUTHERN AREA

2/01 05/3255 Palermo Road Service Station, 59-61 Palermo Road, NW10 5YS

Demolition of a disused petrol station and erection of 3 new dwellinghouses and associated car parking (as accompanied by Planning Statement 05/08/05, Design Statement 18/11/05, RSKENSR Site Investigation report June 2005 and RSKENSR Asbestos Survey report September 2005)

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions

The Assistant South Area Planning Manager drew Members' attention to additional comments as set out in the supplementary information circulated at the meeting.

Peter Miles, in objecting to the application, informed Members that he was the proprietor of the service garage adjacent to the application site. Mr Miles expressed concern that the noise generated by his garage would impact upon the application. He advised Members that the equipment that was the source of most of the noise was located near to the border with the application site and he suggested that the proposed wooden fence bordering the 2 sites would be ineffective in blocking out any noise.

In reply to queries from Councillor Allie and Councillor J Long, Mr Miles confirmed that the usual opening hours of his garage were from 8.00 am to 6.30 pm, however because of staff absences, weekends were currently restricted to 8.30 am to 1.00 pm. In reply to a query from Councillor Freeson, Mr Miles stated that the opening hours of the garage had been extended in order to reduce pressure on parking spaces in the area.

Dennis McCoy, the applicant's agent, acknowledged the concerns about noise raised by Mr Miles and stated that the applicant had proposed a number of measures to address this issue, including superior glazing and a superior building construction than had been originally proposed. Members heard that the proposed wooden fence was not intended to block out noise but to enhance the visual appearance of the site. Mr McCoy also asserted that Environmental Health had not raised any concerns with regard to noise.

In reply to a query from Councillor Freeson, Mr McCoy stated that it may be possible to construct a brick wall of sufficient height to act as a barrier to noise if the technical information suggested that it would be effective in achieving this, however he reiterated that the proposed building's construction would be sufficient in blocking out the noise.

During debate, Councillor Freeson suggested that issues concerning noise undergo further consideration.

Members agreed to an additional condition recommended by the Head of Area Planning that the applicant undertake a further noise assessment and an amendment to condition 3 as advised by the Legal Adviser.

Councillor Kansagra was not present for this item and therefore did not take part in any discussion or vote on this application.

DECISION: Planning permission granted subject to conditions, an amendment to condition 3 to include "The development shall be implemented in accordance with such details as approved", and an additional condition requiring that a noise assessment be undertaken

2/02 05/3076 Land next to 1 Donaldson Road, NW6

Demolition of existing garage, erection of two-storey dwellinghouse with basement level, re-siting of existing vehicular access, provision for off-street parking, hardstandings and associated landscaping

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions

The Assistant South Area Planning Manager drew Members' attention to additional observations as set out in the supplementary information circulated at the meeting.

Members considered a letter of objection from Marrion Cutting that was circulated at the meeting.

Murray Groves, the applicant's agent, in responding to queries from Councillor J Long, confirmed that the separate access provided to electricity sub-station adjacent to the site would not require dropped kerbing and therefore there would not be any reduction in parking spaces.

During debate, Councillor J Long enquired whether separate access to the Electricity Sub-Station was necessary. Councillor Freeson suggested that the utilities company who owned the land around the site be requested to give more attention due to its' poor and untidy condition.

In reply to the issues raised, the Assistant South Area Planning Manager confirmed that separate access to the electricity sub-station was required. He

also advised Members that the comments in Ms Cuttting's letter of objection had been addressed in the report.

Councillor Kansagra was not present for this item and therefore did not take part in any discussion or vote on this application.

Councillor Allie was not present for the duration of this item and therefore did not take part in any discussion or vote on this application.

DECISION: Planning permission granted subject to conditions and an additional condition requiring that a noise assessment be undertaken

2/03 05/3055 32 Hardinge Road, NW10 3PJ

Retention of and alterations to single storey rear and two-storey side extension to dwellinghouse

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions

The Assistant South Area Planning Manager drew Members' attention to 2 additional conditions as set out in the supplementary information that was circulated at the meeting. Additional papers concerning correspondence between the Planning Service and objectors to the application were also circulated to Members.

Simon Rosser, representing Ms Andzoulatos in objecting to the application, claimed that the application did not conform to the approved plans. In particular, Mr Rosser asserted that the depth was excessive to the rear of the extension and he claimed that it was not in accordance with Supplementary Planning Guidance (SPG) 5 as the extension exceeded the recommended height by 0.7 metres.

In accordance with the Planning Code of Practice, Councillor Ms Shaw confirmed that she had been approached by objectors in relation to this application. Councillor Ms Shaw echoed Mr Rosser's comments regarding the application's failure to adhere to SPG 5 and its non-conformance of the approved plans. She also objected to the application on the grounds of poor overall design and loss of light for the neighbouring properties.

During debate, Councillor J Long commented that during the site visit she had observed that the extension appeared to be of approximately the same height as the outbuildings to a property bordering the site. She felt that the additional condition as set out in the supplementary information sufficiently addressed concerns regarding the design of the eaves. Councillor Kansagra acknowledged that the application did not comply with the original plans, however he felt that the non-compliance was not on a scale to justify refusal.

In respect to queries on the accuracy of the submitted plans, the Head of Area Planning reminded Members that they were being asked to consider whether

the existing rear extensions should be retained and this is what Members had seen during the site visit.

DECISION: Planning permission granted subject to conditions and 2 additional conditions as set out in the supplementary information

2/04 05/3292 Neasden Service Station, Neasden Lane, NW10 2UE

Outline application for demolition of the existing building and erection of a building comprising 13 two-bedroom and 2 one-bedroom, self-contained flats, as accompanied by agent's letter dated 22/11/05 (matters to be determined: siting and means of access only)

OFFICER RECOMMENDATION: Refusal

The Assistant South Area Planning Manager drew Members' attention to additional observations as set out in the supplementary information circulated at the meeting.

Matthew Higgins, architect for the applicant, claimed that the issues raised in the report could be addressed at a later stage as opposed to the outline application before the Committee. Mr Higgins felt that the density ratio was appropriate considering the site's location. Members also heard that Pocket, an organisation that supported key workers, had indicated that the site was suitable for the applicant's proposals.

In reply to queries from Councillor J Long, Mr Higgins advised Members that the Planning Service had informed the applicant of the need to provide 2 metres clearance of any structure from the boundary of the railway line and he also felt that the site was not suitable for family accommodation or for larger dwellings.

During debate, Councillor Freeson suggested that a joined up approach with the site adjoining the application site would be desirable.

Councillor Kansagra was not present for this item and therefore did not take part in any discussion or vote on this application.

DECISION: Planning permission refused

2/05 05/0393 189 Willesden Lane, NW6 7YN

Outline application for proposed new dwelling to rear of 189 Willesden Lane, NW6 (including details of siting only)

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

The Assistant South Area Planning Manager drew Members' attention to the additional observations as set out in the supplementary information that was circulated at the meeting.

Nora O'Donoghue objected to this application and to item number 2/06 on the grounds that the area would be dangerous, especially for children, whilst the site was under construction. Mrs O'Donoghue felt that the site did not need to be used for residential purposes and asserted that the land was for the use of Beechworth Close residents.

During debate, Councillor Freeson enquired why this application and item number 2/06 were not recommended for refusal for the same reasons cited in an earlier application. He expressed concern that there had not been any significant efforts to adopt a joined up approach with the site at 191 Willesden Lane. He stressed the need for all relevant departments and the applicant to work together and produce a joined up approach for both sites. Councillor Freeson also felt that there had not been sufficient explanation as to why a joined up approach was not being taken and enquired whether the application could be deferred whilst further efforts were made to explore the possibility of such an approach. Councillor J Long advised Members that the occupiers of 191 Willesden Lane had indicated that they had separate plans for their site. The Chair echoed Councillor J Long's comments, confirming that Social Services, the occupiers of 191 Willesden Lane, had received funding to pursue their own plans for the site.

The Assistant South Area Planning Manager advised Members that there had been initial efforts to encourage a joined up approach with the 189 and 191 Willesden Lane sites, but a number of issues had prevented this from happening.

The Head of Area Planning acknowledged the issues raised by Councillor Freeson and stated that there were clear reasons for refusing the earlier application in November 2004. Members heard that it was considered that a joined up approach with 191 Willesden Lane was feasible at that time, however the occupiers of 191 Willesden Lane had since clearly indicated that they wished to pursue their own plans.

The Legal Adviser informed Members that it would be difficult to justify refusing the application for the same reasons provided in the November 2004 application.

Councillor Kansagra was not present for this item and therefore did not take part in any discussion or vote on this application.

DECISION: Planning permission granted subject to conditions and a Section 106 Agreement

2/06 05/1020 189 Willesden Lane, NW6 7YN

Outline application for redevelopment of the site to provide 6 self-contained flats and 1 dwellinghouse (only details of siting to be determined at this stage)

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

The Assistant South Area Planning Manager drew Members' attention to the additional observations as set out in the supplementary information circulated at the meeting.

DECISION: Planning permission granted subject to conditions, an informative and a Section 106 Agreement

Councillor Kansagra requested that it be noted that he abstained when voting on this application.

WESTERN AREA

3/01 05/0887 Former Texaco Garage, Watford Road, Wembley, HA0 3HF

Erection of a three-storey building comprising 6 two-bedroom, self-contained flats, provision of 6 car-parking spaces, bicycle storage, private shared amenity areas and formation of new vehicular access from Stilecroft Gardens (as accompanied by "Contamination Assessment" report: MAS-FI-124-01 Rev. 01 dated 20/04/05 and "Proposed Remediation Scheme" report MAS-FL-125-1 Rev.01 dated 20/04/05 and revised plans and design statement received on 31/10/05 and 24/11/05 and further e-mail received on 16/11/05

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

The Head of Area Planning drew Members' attention to the comments in the supplementary information circulated at the meeting. He advised Members that the Transportation Unit had indicated that Stilecroft Gardens was the preferred route of access to the site, particularly as there was already a large volume of traffic using Watford Road. The Head of Area Planning acknowledged that Stilecroft Gardens was heavily parked, however he informed Members that double yellow lines were to be introduced at the junction next to the site to prevent parking in this area. Members were also advised that any increase in parking spaces on site would lead to a significant loss of amenity space and there was a balance to be struck over whether to increase on site parking at the cost of amenity space. It was also difficult to control whether any additional spaces on site would be kept free for visitors rather than encourage second car ownership. Notwithstanding local on street

parking concerns, the Director of Transportation considered there was some scope near the Carphone Warehouse premises.

In accordance with the Planning Code of Practice, Councillor Lorber confirmed that he had been approached by objectors in relation to this application. Councillor Lorber stressed that a number of residents objected to the application, particularly as Stilecroft Gardens was the proposed means of access to the site. Members heard that the application could exacerbate existing problems in relation to parking along Stilecroft Gardens and with traffic flow at its junction with Watford Road. Councillor Lorber felt that there was scope in the application to achieve greater sustainability. He enquired whether there had been any consultation undertaken with regard to the proposed double yellow lines and why had the parking spaces been reduced from 10 spaces initially to the 6 currently proposed. Councillor Lorber also enquired why Watford Road was no longer to be used as the means of access as it had previously been when the petrol station was operating on the site and asked that Members consider the suggestions made by residents during the site visit.

During debate, Councillor Freeson asked why the number of parking spaces proposed had been reduced and enquired about the possibility of increasing parking spaces without reducing the amenity space through a re-configuration of the plans. He commented that Watford Road was no longer a suitable access route to the site as there was a larger volume of traffic using Watford Road than during the period when the petrol station was in use. Councillor Freeson also felt any increase in parking spaces was likely to result in a loss in green space and should therefore not be pursued. Councillor Singh enquired whether it was possible to add 1 extra parking space and also expressed concern that access to the site would be via Stilecroft Gardens. Councillor J Long commented on the drainage problems being caused by the hard surface and felt that the garden plot should be preserved as proposed in the plans. She also felt that using Stilecroft Gardens as the access route to the site would stop additional traffic occurring along Watford Road and that the double yellow lines proposed would make the junction of Stilecroft Gardens with Watford Road safer.

In reply to the issues raised, the Head of Area Planning acknowledged the views of the residents, but advised Members that any increase in parking spaces would result in a corresponding reduction in amenity space and that the current parking configuration was the most efficient use of space. He referred Members to a map of the site available at the meeting and stated that the Director of Transportation's survey on car ownership in flats in the area supported not increasing the number on site. He also clarified that the previous 10 spaces were proposed to serve 10 flats and therefore were proportionally similar to this proposal.

Members agreed to the Head of Area Planning's recommendation that there be an additional condition requiring the applicant to provide obscure glazing to the bottom half of the windows facing the building immediately to the south of the site (Bishops Court).

DECISION: Planning permission granted subject to conditions, informatives, an additional condition that there be obscure glazing to the bottom half of the flank windows facing the building immediately to the south of the site and a Section 106 Agreement

Councillor Kansagra requested that it be noted that he voted against granting planning permission for this application.

7. Date of Next Meeting

It was noted that the next scheduled meeting of the Committee would take place on Wednesday, 1st March 2006 at 7.00 pm and that the site visit for this meeting would take place on Saturday, 25th February 2006 at 9.30 am when the coach leaves from Brent House.

8. Any Other Urgent Business

None

The meeting ended at 9.10 pm

M CRIBBIN
Chair