

MINUTES OF THE PLANNING COMMITTEE
31st May 2007 at 7.00 pm

PRESENT: Councillor Kansagra (Chair), Councillor Singh (Vice-Chair) and Councillors Anwar, Butt, Cummins, Dunn (alternate for Hashmi), Hirani, R Moher and H M Patel.

Apologies for absence were received on behalf of Councillors Baker and Hashmi.

Councillors Arnold, Colwill, Detre, Dunwell, Jones, Malik and Steel also attended the meeting.

1. Declarations of Personal and Prejudicial Interests

None at the start of the meeting.

2. Minutes of Previous Meetings held on 24th April and 9th May 2007

RESOLVED:-

that the minutes of the meeting held on 24th April and 9th May 2007 be received and approved as an accurate record (subject to the following amendment);

1/06 07/0059 Insert after Councillor Crane "a neighbouring ward member".

3. Requests for Site Visits

07/0647 2A St Johns Avenue, London NW10 4EE

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 in the decisions 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)

APPLICATIONS DEFERRED FROM THE LAST MEETING

0/01 07/0059 Asquith Court Nursery, 9 The Ridgeway, Harrow, HA3 0LJ

Erection of single-storey rear extension, formation of parent drop-off area, erection of pagoda and toy store in side/rear gardens, cycle/buggy store in front garden of nursery, and installation of new, close-boarded fence.

OFFICER RECOMMENDATION: Grant planning permission subject to the completion of a satisfactory Section 106 or other legal agreement and delegate authority to the Director of Environment & Culture to agree the exact terms thereof on advice from the Borough Solicitor.

Members considered that the off-street parking and the drop off facilities would not address the current problems and with that in view the application was deferred to enable officers to negotiate the necessary changes including the removal of the access and decide on the scheme under delegated authority.

DECISION: Deferred and delegated to the Head of Area Planning to approve subject to the removal of off street parking and access provision in connection with the management scheme for drop off of children.

0/02 07/0131 3 Greenhill, Wembley, HA9 9HF

Erection of two-storey rear extension to dwellinghouse.

OFFICER RECOMMENDATION: Grant planning permission subject to conditions.

The Planning Manager (North Area) submitted that as members would have seen at the site visit, the proposed extension which complied with policies H21, BE2 and BE9 would not result in undue detrimental loss of light, outlook and privacy. He added that the general dimensions of the rear extension complied with general guidance and given the distance from No.5, the bay window was also considered acceptable.

Mr Boden reiterated his objections to the scheme for a two-storey extension adding that as it would be about 2.4metres away from his dining area, it would cause an unacceptable loss of light to his property. He also expressed concerns about the first floor window which he said would lead to overlooking.

The applicant Mr Bruno Beltrami stated that there were several properties in Greenhill with 2-storey extensions similar to his proposal. For this reason, its impact on the character and amenities would be significantly limited.

DECISION: Planning permission granted subject to conditions.

NORTHERN AREA

1/01 07/0682 12 Charlton Road, Wembley, HA9 9QT

Demolition of existing attached garage, erection of two-storey side extension and single-storey rear extension with rooflight to dwellinghouse

OFFICER RECOMMENDATION: Grant planning permission subject to conditions.

DECISION: Planning permission granted subject to conditions.

1/02 07/1111 3 Homestead Park, London, NW2 6JB

Two storey side and part single storey rear extension to dwellinghouse

OFFICER RECOMMENDATION: Grant planning permission subject to conditions.

DECISION: Planning permission granted subject to conditions.

1/03 06/3688 23-25, Draycott Avenue, Harrow, HA3 0BL

Outline application for demolition of 2 semi-detached houses and erection of a 4-storey building to provide 12 self-contained flats, comprising 4 one-bedroom, 3 two-bedroom and 5 three-bedroom flats with associated landscaping and car-parking (matters to be determined: layout, scale and access)

OFFICER RECOMMENDATION: Refuse planning permission.

The Head of Area Planning informed members that the application had been withdrawn and asked the Committee to reaffirm their support to refuse the application had it not been withdrawn.

DECISION: Planning permission would have been refused on the information available had the application not been withdrawn.

1/04 07/1234 11 The Ridgeway, Harrow, HA3 0LJ

Demolition of existing attached garage and erection of 2 storey side extension and part single storey rear extension, extension of front dormer window and two front and two rear rooflights to dwellinghouse

OFFICER RECOMMENDATION: Grant planning permission subject to conditions.

DECISION: Planning permission granted subject to conditions.

1/05 07/0428 7 Lapstone Gardens, Harrow, HA3 0DZ

Replacement of all existing external doors and windows with timber-framed, double-glazed units, and extension to vehicular access in Montrose Close (as accompanied by photographs of existing windows submitted by applicant, Appendix 1 and Appendix 2)

OFFICER RECOMMENDATION: Grant planning permission subject to conditions.

The Planning Manager (North Area) stated that the replacement windows which would be in timber frame with emphasis on recreating specific features were in keeping with the character and appearance of the Northwick Circle Conservation

Area. He added that the applicant had made an undertaking to address the concerns expressed by residents about the tree planting. He also added that the proposal to widen the access to 3.6 metres would adequately serve the needs of the applicant whilst minimising the impact on local character. In order to address the appearance and impact of the building on the streetscene, he recommended a further condition (7) as set in the supplementary information circulated at the meeting.

Mr David Busse in objecting to the application stated that as Nos. 5 and 7 were a twin property with coherent entity, the new windows would be unsympathetic to the character of the Conservation Area and detract from the ethos of the locality. He also expressed concerns about loss of grass verge and on-street parking.

In accordance with the provisions of the Planning Code of Practice, Councillor Colwill a ward member stated that he had been approached by the local residents on the application. In his view, the proposal would damage the character of the Conservation Area and he therefore sought assurances that the replacement windows would match those of the other twin house.

In responding to the issues raised, the Planning Manager confirmed that the replacement windows would replicate the existing ones and match with those in the adjoining house. He added that although the properties were within a Conservation Area, the buildings were not listed. He also added that the proposed garage of 4.2 metres wide would accommodate modern day garaging requirements and in his view a marginal increase in the width of the access to 3.6 metres was not significant enough to warrant a refusal.

DECISION: Planning permission granted subject to conditions and an additional condition 7.

1/06 06/3519 Keyes House, 63A Cricklewood Broadway, London, NW2 3JR

Replacing the existing roof over the main 4 storey building facing Cricklewood Broadway, erection of a vertical circulation shaft to the rear of the main building, infill extension at 1st floor level at the boundary with no.65 Cricklewood Broadway, raising the height of the 2 storey building to the rear facing Keyes Road and conversion of the extended premises into 6 self contained dwelling units

OFFICER RECOMMENDATION: Grant planning permission subject to the completion of a satisfactory Section 106 or other legal agreement including a confirmation that the development shall be "car free".

The Planning Manager drew Members' attention to amendments to conditions 4 and 9 as set out in the supplementary information circulated at the meeting.

DECISION: Planning permission granted subject to conditions as amended in conditions 4 and 9 and the completion of a satisfactory Section 106 or other legal agreement including a confirmation that the development shall be “car free” and delegate authority to the Director of Environment & Culture to agree the exact terms thereof on advice from the Borough Solicitor.

1/07 07/0539 4A Rockhall Road, London, NW2 6DT

Single storey rear extension to ground floor flat

OFFICER RECOMMENDATION: Grant planning permission subject to conditions.

The Planning Manager informed the Committee about an additional objection on grounds of loss of light and a request for a deferral pending a site visit These were noted.

DECISION: Planning permission granted subject to conditions.

1/08 07/0272 88-96, Draycott Avenue, Harrow, HA3 0BY

Demolition of 5 existing dwellinghouses and erection of 6 four-storey buildings to provide a total of 56 flats (2 x 5-bedroom, 4 x 3-bedroom, 45 x 2-bedroom and 5 x 1-bedroom) with associated car-parking and landscaping (revised description)

OFFICER RECOMMENDATION: Grant planning permission subject to the completion of a satisfactory Section 106 or other legal agreement and delegate authority to the Director of Environment & Culture to agree the exact terms thereof on advice from the Borough Solicitor.

In reference to the supplementary information circulated at the meeting, the Acting Planning Manager (Southern Area) addressed the queries raised by members at the site visit ranging from the height of the frontage block, relationship of the development to the road, impact of the new access on road safety, traffic congestion, parking noise and landscaping. He also addressed the issues raised by Councillor Colwill on design, health and safety, Councillor Dunwell on density and the resident at No. 86 on landscaping to the rear. The Acting Planning Manager drew attention to typographical errors, an amendment to condition 8 and an additional condition controlling the opening of the fire escape as set out in the supplementary information.

Mrs Annette Rixon in objecting to the application stated that the height of the proposed development would be excessive leading to overlooking and detrimental impact on residential amenities. She added that the additional dwelling units would lead to an increase in traffic flow and exacerbate the number of accidents in the Draycott Avenue area.

Dr Indira Patel in objecting on behalf of the local residents raised the following issues;

- i) An overdevelopment of the site incompatible with the character of the area
- ii) It would create an overlooking to neighbouring properties

- iii) The development would not accord with the ambience of the local environment and thus would clash with the streetscape.
- iv) It would contravene height restrictions in the area
- v) It would lead to loss of light and sunshine
- vi) It contravened the Council's Unitary Development Policies in particular, TR12 and 14
- vii) Draycott Avenue was noted for frequent accidents which would be made worse by the proposed development.

Dr Patel referred to the developers' track record for breaches of planning conditions evident at its development at 76-78 Draycott Avenue.

Mr Francis Cauldwell the agent submitted that the proposal had been designed following consultations and officers' advice to achieve a scheme that complied with the UDP and the Council's objectives. He added that with additional planting and landscaping, no harm would be caused to residential amenities particularly.

In accordance with the provisions of the Planning Code of Practice

Councillor Colwill, a ward member declared that he had been approached by the residents and had advised on the application. Following legal advice, Councillor Colwill decided to withdraw from the meeting room and took no part in the discussion or voting in this application.

In accordance with the provisions of the Planning Code of Practice

Councillor Steel also a ward member stated that he had been approached by the residents. Councillor Steel spoke vehemently against the proposed development.

In the discussion that followed, Members expressed a view that the application would constitute an overdevelopment of the site with excessive density and height in relation to the local area. It was also considered that the proposal would be out of character with the design and scale of the properties in the area. Concern was expressed about inadequate parking provisions for the disabled and the current traffic situation which was felt would be exacerbated by this proposed development for 56 dwelling units

In responding to the issues raised, the Planning Manager clarified that the Director of Highways & Transportation had advised that the traffic impact was not sufficient to warrant a recommendation for refusal adding that parking spaces for the disabled were provided. He submitted that the density levels at 330 habitable room per hectare was appropriate and complied with the Council's Supplementary Planning Guidance 17 (SPG17). He contrasted this application with a previous scheme by the same applicant for a similar development in 88-92 Draycott Avenue was recommended for refusal as the site was constrained and fell short of design and access requirements.

Members were minded to refuse the application contrary to the officer's recommendation for approval and in accordance with the Planning Code of Practice submitted the following statement of reasons for refusal; the application

which would be out of character with the design, scale and height of the locality, constituted an overdevelopment of the site to the detriment of residential amenity.

DECISION: Planning permission refused on grounds of overdevelopment of site, out of character with the appearance, scale and height of the locality and be likely to lead to traffic congestion.

SOUTHERN AREA

2/01 07/0136 Land N/T 1 & Zomba Records, Maybury Gardens, London, NW10 2NB

Demolition of existing buildings and erection of 2 and 4 storey building for use as music studio facility (Sui Generis)

OFFICER RECOMMENDATION: Grant planning permission subject to the completion of a satisfactory Section 106 or other legal agreement and delegate authority to the Director of Environment & Culture to agree the exact terms thereof on advice from the Borough Solicitor.

In accordance with the Planning Code of Practice, Councillor Jones a ward member stated that she had not been approached. Although she supported the employment opportunity use of the building, she requested that an informative be added advising the applicant about the need to adhere to the controlled parking zones (CPZ) provisions in Maybury Gardens. The Planning Manager confirmed that the s106 agreement would address any traffic issues about the application.

DECISION: Planning permission granted subject to conditions as amended in conditions 5, 8 and 8 and the completion of a satisfactory Section 106 or other legal agreement and delegate authority to the Director of Environment & Culture to agree the exact terms thereof on advice from the Borough Solicitor.

2/02 07/0647 2A St Johns Avenue, London, NW10 4EE

Retention of 1 bed self contained flat, change of use of vacant shop to 2-bedroom maisonette and demolition of rear part of shop to create amenity space.

OFFICER RECOMMENDATION: Grant planning permission subject to conditions.

DECISION: Deferred for a site visit in order to assess the planning impact of the application at request of Cllrs Long and Jones.

2/03 07/0352 4 Stevens Cottages, High Road, London, NW10 2QB

Retention of an existing 2-storey side extension to 4 Stevens Cottages, with alterations to form a separate, self-contained dwellinghouse

OFFICER RECOMMENDATION: Grant planning permission subject to conditions.

In accordance with the Planning Code of Practice, Councillor Jones a ward member stated that she had not been approached. She enquired whether the pathway would be adopted. The Planning Manager advised that the issue of adoption would be put to the Transportation Service.

DECISION: Planning permission granted subject to conditions as amended in condition 2.

2/04 07/0205 The Duke, 71 Cambridge Road, London, NW6 5AG

Change of use to and redevelopment of public house by retaining two street facades, with demolition of the remaining building and construction of 9 flats ("CAR-FREE" DEVELOPMENT), as accompanied by Planning Report dated January 2007 (floor plans within the report have been superseded.)

OFFICER RECOMMENDATION: Grant planning permission subject to the completion of a satisfactory Section 106 or other legal agreement and delegate authority to the Director of Environment & Culture to agree the exact terms thereof on advice from the Borough Solicitor.

The Planning Manager drew Members' attention to an amended condition 4 as set out in the supplementary report.

DECISION: Planning permission granted subject to conditions as amended in condition 4 and the completion of a satisfactory Section 106 or other legal agreement and delegate authority to the Director of Environment & Culture to agree the exact terms thereof on advice from the Borough Solicitor.

2/05 07/0800 White House, 54 Chaplin Road, London, NW2 5PN

Change of use from offices (Use Class B1) to dwellings (Use Class C3) and conversion to form 8 x two-storey terraced dwellinghouses to rear and two-storey block of flats to front (comprising 4 x 1-bedroom flats and 1 x 2-bedroom flat), with provision of refuse and recycling store, cycle store and landscaping to site.

OFFICER RECOMMENDATION: Grant planning permission subject to the completion of a satisfactory Section 106 or other legal agreement and delegate authority to the Director of Environment & Culture to agree the exact terms thereof on advice from the Borough Solicitor.

In accordance with the Planning Code of Practice, Councillor Jones a ward member stated that she had not been approached. She enquired whether the bin store management plan was sustainable. The Head of Area Planning clarified that the management plan was to ensure enforcement if the applicant failed to comply. He drew members' attention to amendments to conditions 5, 6, 7, 12 and 13 as set out in the supplementary information.

DECISION: Planning permission granted subject to conditions as amended in conditions 5, 6, 7 12 & 13 and the completion of a satisfactory Section 106 or other legal agreement and delegate authority to the Director of Environment & Culture to agree the exact terms thereof on advice from the Borough Solicitor.

2/06 06/2852 Flats 1-4, 290A High Road, London, NW10 2EU

Demolition of existing building and erection of new three-storey building incorporating 3 residential units comprising 1 one-bedroom and 2 two-bedroom flats, with landscaping to front courtyard (car-free development) (as accompanied by amended Design and Access Statement received on 23 April 2007 and as revised by plans received on 26 April 2007).

OFFICER RECOMMENDATION: Grant planning permission subject to the completion of a satisfactory Section 106 or other legal agreement including a "car free development" and delegate authority to the Director of Environment & Culture to agree the exact terms thereof on advice from the Borough Solicitor.

DECISION: Planning permission granted subject to the completion of a satisfactory Section 106 or other legal agreement and delegate authority to the Director of Environment & Culture to agree the exact terms thereof on advice from the Borough Solicitor.

2/07 06/3094 119-123 Kilburn High Road, Kilburn Square Market & 92-118, Kilburn Square, London, NW6 6PS

Demolition of existing market structures, first-floor office units, second-floor roof structures and bridge over, erection of 3-storey side extension, single-storey front extension with new shopfronts, 3-storey and single-storey side extension with 6 rooflights, formation of 14 self-contained flats at first-floor and second-floor level, provision of waste and recycling store, new lift and new pedestrian access, refurbishment of existing ground-floor retail and provision of replacement market structures, 2-storey side extension to 121-123 Kilburn High Road, new shopfront, hard landscaping with new walkway entrance structure, market sign, lamp standards, and tree planting (as accompanied by "Planning Submission Report" and "PPG24 Noise Assessment")

OFFICER RECOMMENDATION: Grant planning permission subject to the completion of a satisfactory Section 106 or other legal agreement and delegate authority to the Director of Environment & Culture to agree the exact terms thereof on advice from the Borough Solicitor.

This application was deferred from the Planning Committee meeting in March to enable the ward members to organise a consultation meeting with the police, applicants, residents, Crime Prevention Officer and the Town Centre Manager and report back to the Committee. A meeting chaired by Councillor Dunn and involving all stakeholders and residents' representatives took place on 1st May 2007 to discuss a range of issues including alternative proposals for the market.

The Planning Manager reported on the outcome of that meeting;

- the applicants had agreed to implement the suggestions of the Police Crime Prevention Adviser in relation to lighting within the proposal.
- the Police Crime Prevention Adviser had confirmed that he did not object to the application proposal.
- the Council's Streetcare Officer had confirmed that all arrangements, as far as they relate to both the market and the new residential flats refuse/recycling, were acceptable.
- the hours of opening for the proposed A3 (restaurant) units fronting onto Kilburn High Road could be controlled to protect amenity.
- the idea about relocating the market to the pavement on the Kilburn High Road frontage was considered in some detail but as further issues were raised it was not considered to be an option at this stage. A good deal more work and time would be required before this option might be considered possible.

Mrs. Margaret Stoll in objecting to the application expressed concerns about the saturation of A3 uses in the area and in particular the extended opening hours till midnight. She also expressed concerns about the loss of restrictive right of way and loss of security. She requested that part of the money secured through a s106 agreement be used to provide a gate with a fob key facility in the interest of residential security.

Mr Al Forsyth speaking in a similar vein also made references to the A3 use units and the extended opening hours, inadequate delivery arrangements and poor layout of the market.

Mr John Allan the architect stated that following the deferrals and meetings with all stakeholders, there had been a substantial upgrade on the original scheme. He submitted that in its current form, the scheme which offered design quality of high standard complied with the UDP and the SPG. He undertook on behalf of the applicant to provide the residents with a fob key facility and that any residual detail could be addressed through the s106 agreement.

In accordance with the Planning Code of Practice, Councillor Arnold a ward member stated that she had been involved with the processes following the deferrals of this application. She felt that there were issues outstanding in terms of the close proximity of the market stalls to Kilburn Square, the extended operating hours till 12.00 midnight which was out of character and the below standard (16.5) rating of the sustainability assessment of the application. She also sought a confirmation that the applicant had agreed the terms of the s106 agreement.

In responding to the issues raised, the Planning Manager confirmed that the applicant had agreed in principle to the s106 agreement. He clarified that the sustainability rating was an indication that there was additional work to be done or the information gathered was insufficient, matters which could be addressed through the heads of terms of the s106 agreement. He drew Members' attention to various conditions set out in the report that sought to address servicing arrangements, refuse and recycling facilities. He added that the trees would not be affected by the proposed development.

Members had a discussion on the application during which an amendment by Councillor Cummins to add "South of the Borough" to the £81,600 as part of the s106 agreement towards the provision and/or improvement of education facilities was put to the vote and declared carried.

Note: Councillor Dunn declared a personal interest in this application as he had been closely involved with the consultation processes, left the meeting room and took part in the discussion or voting in this application.

DECISION: Planning permission granted subject to the completion of a satisfactory Section 106 or other legal agreement as amended and delegate authority to the Director of Environment & Culture to agree the exact terms thereof on advice from the Borough Solicitor.

WESTERN AREA

3/01 07/0972 26 Pasture Road, Wembley, HA0 3JL

Demolition of existing detached side garage and erection of single-storey and two-storey side and part rear extension, rear dormer window extension and two side rooflights to dwellinghouse (as amended by revised plans received on 11/05/2007)

OFFICER RECOMMENDATION: Grant planning permission subject to conditions.

DECISION: Planning permission granted subject to conditions.

3/02 06/3676 16 East Lane, Wembley, HA9 7NN

Demolition of existing garage and construction of single-storey rear extension, rear dormer window and 2-storey side extension with front dormer window containing additional two-bedroom unit with access from main dwelling (As amended by revised plans received on 10/05/2007)

OFFICER RECOMMENDATION: Grant planning permission subject to conditions.

DECISION: Planning permission granted subject to conditions.

3/03 07/0129 Unit D1 & D2, Genesis Business Park, Whitby Avenue, London, NW10 7SE

Demolition of existing units and erection of 12 two storey general industrial and warehouse units (Use Class B1©, B2 & B8), reinstatement of the existing vehicular access adjacent to 5 Whitby Avenue to a new pedestrian/cycle access, and associated parking and landscaping as accompanied by supporting documents titled "Whitby Avenue Energy Statement" dated 4 January 2007, "Planning Report" dated January 2007, "Design &

Access Statement" dated January 2007 and "Transport Statement" dated December 2006

OFFICER RECOMMENDATION: Grant planning permission subject to the completion of a satisfactory Section 106 or other legal agreement and delegate authority to the Director of Environment & Culture to agree the exact terms thereof on advice from the Borough Solicitor.

The Planning Manager informed the Committee that the applicant had submitted a revised plan detailing an amended layout for additional cycle parking areas. He added that the revisions would result in an increase of cycle storage in accordance with condition 4 without any detrimental impact on the servicing arrangements and the access area. He submitted that the proposed number of parking spaces for the 12 units (15 spaces) exceeded the operational minimum whilst remaining below the maximum standard for such development (17 spaces). He drew attention to the amendments to conditions 4, 8, 9 and 10 as set out in the supplementary information circulated at the meeting.

Mr Paul Manski in objecting to the application estimated that the proposed development which would result in about 75 employees would have a detrimental impact on the traffic situation which could be exacerbated by the small turning area. This was likely to create an obstruction to emergency vehicles and problems with access.

In responding to the issues raised by the objector, the Planning Manager confirmed that the amended scheme addressed the concerns adding that the level of parking was within operational requirements and that traffic congestion was within acceptable levels.

DECISION: Planning permission granted subject to conditions as amended in conditions 4, 8, 9 and 10 and the completion of a satisfactory Section 106 or other legal agreement and delegate authority to the Director of Environment & Culture to agree the exact terms thereof on advice from the Borough Solicitor.

3/04 07/0172 Playgolf Northwick Park, 280 Watford Road, Harrow, HA1 3TZ

Retention of existing ball-stop netting to driving range.

OFFICER RECOMMENDATION: Grant planning permission.

In reference to the supplementary information, the Head of Area Planning clarified that the likely alternative new route for the Public Right of Way (PROW) would not run along the base of the netting, except for the length at the eastern end of the driving range where the netting runs parallel to the boundary of the site. Therefore, for much of the proposed revised route the netting would be seen from a distance from walkers. He referred to suggestions by objectors to impose conditions that would ensure that only low compression balls and irons be used on the range, thus reducing the potential for balls to escape the nets. In response, the Head of Area Planning submitted that while such conditions may contribute to reducing a proportion of balls passing over the end of the netting, he considered that on balance it would be inappropriate to impose them due to the

relative/marginal reduction in harm to the appearance and character of the Metropolitan Open Land (MOL) by the potential to reduce the netting at the end of the range, against a limited reduction in the risk of balls overshooting the netting in this area. He also highlighted the difficulty in enforcing such conditions. Mrs Sophie Seifalian on behalf of Sudbury Court Residents' Association expressed concerns about the impact of light pollution, the 20metre height of the nets, the signage, the conference room and the clothes shop. She also expressed concerns about the impact of Playgolf's operation on the visual amenities of local residents and restrictions on the public to freely use the public right of way.

Mr Jack Gilbert speaking on behalf of the Golf Course Working Group gave an account of the efforts by the Working Group to ensure that residential amenities and the local environment were preserved. He claimed that the building itself was much bigger than the size that was agreed and the green roof which was meant to blend into the landscape had not materialised. He also noted that the walkers who for years had walked the footpaths were enclosed on the rough ground behind chain link fences which were still illegally topped with barbed wire rather than with a green plastic. In reiterating the Group's objections to the batting cage, Mr Gilbert submitted that despite efforts by officers to restrain their activities, Playgolf continued to flout planning rules.

Ms. Gaynor Lloyd also objected to the application on the following grounds;

- i) Light pollution
- ii) Safety issues
- iii) Lack of transport impact assessment
- iv) Conference room was not a golf related facility.

Mr David Piggens of Playgolf claimed that the operation which had been revised to achieve a workable arrangement with the Council had won the overwhelming support of the majority of the local residents. He emphasised that the objective was to provide a high quality sporting activity for the Borough

In accordance with the Planning Code of Practice, Councillor Detre a ward member stated that he had been approached by the objectors and the applicant. He spoke in support of the application adding that it would enhance the leisure facilities of the Borough and would be the second best sporting venue after the new Wembley National Stadium

DECISION: Planning permission granted subject to conditions.

5/01 99/2397 Playgolf Northwick Park, 280 Watford Road, Harrow, HA1 3TZ

Outstanding unresolved matters

OFFICER RECOMMENDATION:

Members considered this report from the Director of Planning that put together all the outstanding matters and the Local Planning Authority's position on those

issues. The Head of Area Planning stated that since the opening of the golf centre the site had been the subject of a number of ongoing planning and other issues, including complaints against alleged breaches of planning, pollution complaints, commencement of new unauthorised uses, public right of way matters, enforcement action and appeals.

Members considered each of the 15 recommendations on the unresolved matters, including details of each issue and how it came about, the planning context and how it should be resolved.

DECISION: Approved the Officers' recommendations as set out in the report.

5/02 06/3488 Brondesbury College for Boys, 8 Brondesbury Park, London NW6 7BT

Erection of a single storey prefabricated building on site for use as classroom, associated external works and use of garage to rear of Andorra Court as bin store.

OFFICER RECOMMENDATION: Support the decision to grant planning permission.

This application had been granted planning permission under delegated authority and was being submitted for Members' views on the acceptability of the development as some pre-application objections and a petition had not been considered or available at the time the delegated decision was made.

In reference to the concerns raised by the lead objector on noise from the games area, the Planning Manager stated that the existing games area formed part of the approved school site. He added that the applicant would carry out minor amendments relating to the layout of the access ramp and position of the temporary building to ensure the retention of existing trees and additional landscaping. He added that there would be no windows overlooking Andorra Court.

Mrs Mendoza the lead objector submitted that the proposed prefabricated building for use as a classroom constituted an overdevelopment of the site which would have detrimental environmental impact on neighbouring residents. She urged the Committee to refuse the application pending the receipt of legal reasons relating to property matters to support her objections.

The Chair advised the objector that legal issues were not proper grounds for deferral or refusal. Members took note that the prefabricated building was for the usual 2-year temporary use which would be used as an arts room without a net increase in the number of students. With that in view, Members confirmed that they supported the officers' decision to grant planning permission exercised under delegated authority.

DECISION: The decision to grant planning permission under delegated authority be supported.

Variation of a condition regarding width of dormer window.

OFFICER RECOMMENDATION: Refuse/Grant planning permission.

This application was deferred from the last meeting when after consideration Members were minded to grant planning permission contrary to officers' recommendation for refusal. The Head of Area Planning reiterated the recommendation for refusal.

Mr Rahman, speaking in support of his application stated that there were similar dormer windows in close proximity to his property some of which were larger than his dormer window. He added that despite officer's recommendation for refusal of his application, close neighbours could build larger dormers under permitted development and without planning permission.

DECISION: Planning permission granted.

5. **Planning Appeals**

Members were requested to note the list of planning and enforcement appeals for April 2007.

RESOLVED:-

that the following list planning and enforcement appeals for April 2007 be noted:-

- (i) Planning appeals received
- (ii) Enforcement appeals received.
- (iii) Planning appeal decisions.
- (iv) Copies of selected appeal decisions.

6. **Date of Next Meeting**

It was noted that the next meeting of the Planning Committee would take place on Tuesday, 19th June 2007 and the site visit would take place the preceding Saturday, 16th June 2007 at 9.30 am when the coach leaves from Brent House.

The meeting ended at 11.10pm.

S KANSAGRA
Chair

Note:

- i) At 9.25pm the meeting was adjourned for 5 minutes.
- ii) At 10.30 the Committee voted unanimously to disapply the guillotine procedure to enable all applications to be considered on the night.

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