

MINUTES OF THE PLANNING COMMITTEE
Wednesday, 8th June 2005 at 7.00 pm

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

Apologies for absence were received from Councillors Harrod, Kansagra and Singh.

Councillors Fox and Jones also attended the meeting.

1. Declarations of Personal and Prejudicial Interests

None

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	05/0920	77 Dartmouth Road, NW2 4EP Conversion of dwellinghouse into 3 self-contained flats, conversion of garage into a habitable room, single storey side extension to rear projection, extending rooftop patio, changes to side fenestration, enlarging rear dormer window and glazed rooflight and side rooflights ("car-free" scheme as clarified by letter dated 27/05/05 from Robert Nall)

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

The North Area Planning Manager drew Members' attention to the report and emphasised that the application included a 'car-free' scheme that would be supported by a Section 106 agreement.

Mr Wiener, in objecting to the application, stated that he lived at 75 Dartmouth Road and felt that the issue of invasion of privacy had not been given due consideration and parking concerns had been underestimated. He suggested that he would be disturbed by noise during the occupants' use of the balcony and he added that these buildings were not soundproofed.

During debate, Councillor Sayers sought confirmation concerning parking arrangements in the forecourt area.

Councillor J Long enquired whether a condition could be attached requiring the applicant to provide sound insulation. Councillor Freeson also expressed concern on this issue, commenting that he felt the standards of sound insulation for some applications in the past had not always been satisfactory. He stressed the need to ensure that sound insulation was adequately provided for such applications and enquired whether such a consideration was complemented by fire regulation requirements.

In reply to the queries raised, the North Area Planning Manager confirmed that only 1 parking space was proposed in the forecourt area and that a condition required the applicant to submit details for both the front and rear garden landscaping. With regard to noise insulation, he stated that this would be covered under building regulations.

The Head of Area Planning added that although the revised building regulations had limited the scope for planning conditions on noise insulation, there had been some doubt that these regulations always provided this adequately. He advised Members that it was possible that clearer planning conditions concerning noise insulation could be added in future applications.

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

1/02 05/0769 24 Forty Lane, Wembley, HA9 9HA

Erection of side and rear dormer windows and a single storey side extension with new front door, erection of rear extension, conversion of garage to store room and installation of window at first floor side and two rooflights at front of dwellinghouse

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

DECISION: Planning permission granted subject to conditions and informatives

1/03 04/3925 Rustins, 51 Waterloo Road, NW2 7TS

Demolition and erection of warehouse unit at 51 Waterloo Road, as amended by plans received 11/05/05

OFFICER RECOMMENDATION: Refuse planning permission

The North Area Planning Manager advised Members that the recommendation had been changed to defer the application until the next meeting, following the submission of revised drawings from the applicant.

The Head of Area Planning stated that because of the particular circumstances concerning this application and considering that the revised drawings now appeared acceptable in principle, he considered it appropriate to defer rather than refuse this application.

DECISION: Deferred to the next meeting

1/04 03/3590 260-262 Dollis Hill Lane, NW2

Conversion of two semi-detached dwellinghouses into 7 self-contained flats (3 x 3 bed, 4 x 2 bed), erection of a two-storey rear extension, installation of five front, four side and two rear rooflights, new front entrance with canopy, provision of 5 on-site parking and associated landscaping as amended by revised plans received on 11/02/05

OFFICER RECOMMENDATION: Refuse planning permission

The North Area Planning Manager drew Members' attention to the revised plans and deletion of reason 5 and expansion of reason 4 for refusal as set out in the supplementary report circulated at the meeting. He advised Members that efforts to improve the proposed scheme had been made for a considerable time but because of the lack of progress, the obvious option was to recommend that the application be refused at a Committee meeting. He drew Members' attention to the site plan on page 26 of the report, stating that the plans as currently proposed would have undue impact on 264 Dollis Hill Lane. He summarised by stating that the application was not acceptable on the grounds of excessive bulk, impact on the surroundings, lack of parking and that the proposals were out of character with the area.

Mr Olagunju, the applicant's agent, circulated amended drawings and photographs to Members which he suggested satisfied any issues raised and therefore meant that the reasons for refusal no longer applied. He felt that the proposals had followed planning guidelines in order to minimise impact, arguing that the applicant had accepted changes to the original design, such as reducing the number of flats and increasing parking spaces from 5 to 7.

In reply to Mr Olagunju's comments, the North Area Planning Manager drew Members' attention to the revised plans circulated at the meeting, stating that the proposal to accommodate 7 parking spaces by using an area across the whole site was unacceptable. With regard to changing requirements, he reminded Members that the application pre-dated the change to planning guidelines as adopted in 2004. He stressed the need that officers meet with the applicant's agent to discuss ways to make the application acceptable.

The Head of Area Planning, referring to the 1st floor plans circulated by Mr Olagunju also suggested that they indicated the excessive scale of the extensions and that the proposed removal of the windows would lead to poor light and outlook to the kitchen areas. He concluded by stating that he did not consider the application's internal design to be satisfactory and the number of concerns it raised deemed it unsuitable for approval.

DECISION: Planning permission refused

1/05 05/0814 Kenton Arms, 177-179 Kenton Road, Harrow, HA3 0EY

Change of use of ground floor unit from one A3 (food and drink) unit to two A1 (retail) or A3 units, extensions at ground floor and upper floor levels and the refurbishment of the upper floors to accommodate a total of 9 flats (4 studio, 3 No one-bed and 2 No two-bed) and the erection of a new residential block on the existing car park to accommodate 5 flats (1 No one-bed, 4 No two-bed), giving a total of 14 units along with new car and cycle parking, amenity space and access (car-free development)

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

DECISION: Planning permission granted subject to conditions and amendments to conditions 7, 10 and 11 as set out in the supplementary report, informatives and a Section 106 agreement

1/06 05/1168 0 Neasden Lane, NW10

Installation of 10 No x 4 sheet illuminated advert panels on selected lamp columns between No 260 Neasden Lane and its junction with the North Circular Road. All selected columns to be re-sited a minimum of 1.1m from the highway kerb and as accompanied by supporting documents and photographs received on 21/04/05

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

The North Area Planning Manager drew Members' attention to the supplementary report circulated at the meeting relating to the agreement with the applicant to contribute costs towards removal of flyposting.

DECISION: Planning permission granted subject to conditions and an informative

1/07 05/1169 0 Kingsbury Road, NW9

Installation of 8 No 4-sheet illuminated advert panels on

selected lamp columns between Nos 425 to 497 Kingsbury Road and installation of 3 new columns outside Nos 461, 536 and 556 Kingsbury Road, with all selected columns relocated and re-sited a minimum of 1.1m from the highway kerb (as accompanied by supporting documents and photographs received on 21/04/05)

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

The North Area Planning Manager drew Members' attention to the supplementary report circulated at the meeting relating to the agreement with the applicant to contribute costs towards removal of flyposting.

Mr Robert Dunwell objected on grounds of loss of public amenity and safety. He felt that the proposed advert panels would add to an already overly dense streetscape and would invade pavement space for pedestrians and cycle lanes for cyclists.

In reply to queries from Councillor Sayers, Mr Dunwell stated that the advert panels would take up cycle lane space as the lampposts were placed near the kerb, meaning that the edge of the panel could interfere with the handlebars of bicycles, representing a hazard for cyclists. He added that some advert panels would be situated at narrower points of the pavement which would exaggerate the problems he had outlined.

During debate, Councillor Allie enquired how long the advert panels would remain on Kingsbury Road and also about the number of lampposts that were situated in the middle of the pavement. Councillor Freeson enquired how effective the removal of flyposting was undertaken along Kingsbury Road and suggested that it would be desirable for a total approach involving co-operation between the Planning Authority, StreetCare and the applicant to cope with this problem and also in order to improve the general street environment. Councillor Sayers felt that the advert panels, especially the Neasden Lane application, item 1/06 would brighten up the area.

In reply to the issues raised, the Head of Area Planning confirmed that generally advert panels remained for 5 years, although this could be extended if the applicant re-applied after the initial period had expired. He advised Members that the plans had met with the approval of the Transportation Unit after they had raised earlier concerns. He confirmed that the advert panels would be located along mainly wide stretches of the pavement with 2 exceptions.

DECISION: Planning permission granted subject to conditions and an informative

SOUTHERN AREA

2/01 05/0740 Brondesbury Park Hotel, 233 Willesden Lane, NW2 5RP

Change of use from hotel (Use Class C1) to residential training centre (Use Class C2) as clarified by letters from the agents dated 05/ and 19/05/05 and faxed letter from applicant received on 26/05/05

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

DECISION: Planning permission granted subject to conditions and an informative

2/02 05/0482 758 & 760 Harrow Road, NW10

Outline planning permission for erection of a part three-storey and part four-storey building, comprising two ground floor shop units with rear servicing area, 10 x two-bedroom and 4 x one-bedroom flats and basement level car parking (matters to be determined: siting and means of access)

OFFICER RECOMMENDATION: Refuse planning permission

DECISION: Planning permission refused

2/03 05/0297 Frederick Reed Sports Shop, 78 Walm Lane, NW2 4RA

Installation of telecommunications equipment consisting of 3 antennas shrouded in GRP housing on roof of building and ancillary equipment cabin

OFFICER RECOMMENDATION: Refuse planning permission

The South Area Planning Manager drew Members' attention to comments from the Environmental Health Officer and an additional reason for refusal as set out in the supplementary report circulated at the meeting.

In accordance with the Planning Code of Practice, Councillor Jones confirmed that she had been approached by objectors to the application and had received a letter from the applicant. She indicated hers and her fellow ward councillor, Councillor Kagan's support for the officer's recommendation of refusal, particularly in light of the site's location in a Conservation Area.

DECISION: Planning permission refused

2/04 05/0334 School Main Building, College of NW London, Priory Park Road, NW6 7UJ

Conversion of 24-34 Glengall Road and redevelopment of the remainder of the site to provide a part 4-, part 5- and part-6-storey building facing Priory Park Road and Glengall Road,

comprising 89 residential units (of which 26 units are affordable) and associated car parking (as revised by plans received on 13/05/05 and accompanied by Planning Supporting Statement, Historic Buildings Assessment-Supporting Statement, Transport Statement, Statement in support of the Sustainable Development Checklist, Design Statement incorporating a planning policy summary, Supplementary Elevational Design Studies and a Statement of Community Engagement)

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

The South Area Planning Manager drew Members' attention to the supplementary report circulated at the meeting, in particular to amendments to the Section 106 agreement and to conditions 4, 6, 11, 13, 14, 15 and 16.

During debate, Councillor Freeson questioned why the conditions had required that the applicant renew only up to 10% of the development's energy demand and also enquired whether rain water recycling provision was feasible. He asked that the applicant be informed of the desirability to increase recycling provision and that this issue be subject to review. He also felt that applications such as this one should include housing provision for staff and students and suggested that the social housing landlords be requested to provide a percentage of housing for such tenants.

In accordance with the Planning Code of Practice, Councillor Jones confirmed that she had received a letter from the applicant and a report from Environmental Health concerning this application. She expressed support for this application and asked that the environmental improvements contribution should be used towards the establishment of a Home Zone scheme in the area.

In reply to the issues raised, the Head of Area Planning advised Members that 10% recycling of energy represented a realistic target at this stage of the development, that efforts were being made to encourage best practice and increase standards over a period of time and that a higher percentage of recycling would be requested once it was practically feasible of the applicant. Members agreed with the Chair's suggestion that the social housing landlords be requested to provide a proportion of accommodation to staff and students of the college.

DECISION: Planning permission granted subject to conditions, amendments to conditions 4, 6, 11, 13, 14, 15 and 16 as set out in the supplementary report, informatives and a Section 106 agreement as amended in the supplementary report

WESTERN AREA

3/01 04/4115 Goals Soccer Centre, Alperton Sports Ground, Alperton Lane, Wembley, HA0 1JH

Formation of 2 additional 5-a-side football pitches with associated paths and erection of floodlights and netting enclosure (as accompanied by Lighting Report dated 15/02/05)

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

The West Area Planning Manager drew Members' attention to an amendment to condition 2 as set out in the supplementary report circulated at the meeting.

Mr M Feyaz objected to the application on the grounds that the proposals would leave a reduced area of green space for the general public. He circulated plans of the proposals to Members and suggested that it would be more appropriate to locate the football pitches on the Alperton Lane end of the site. He also felt that a fence should be erected at the site area to provide greater control of access and increase safety.

In reply to queries from Councillor Allie, Mr Feyaz confirmed that he visited the sports ground on a daily basis and stated that children used the area informally. In reply to a query from Councillor J Long, Mr Feyaz confirmed that the original football pitches were used daily.

During debate, Councillor Freeson sought clarification concerning the current number of football pitches and Councillor McGovern enquired if the land was privately owned.

In reply to the issues raised, the West Area Planning Manager confirmed that the proposals were to add 2 all weather football pitches to the 12 that already existed and advised Members that public demand justified this marginal addition. He suggested that the additional football pitches would be most likely to reduce criminal or anti-social behaviour and advised Members that the erection of a fence as suggested by Mr Feyaz would be contradictory to the open nature of the sports ground.

The Head of Area Planning confirmed that the site was part of the sports ground and therefore not privately owned. He advised Members that the application represented a marginal decrease in general public use, although the football pitches would still be open to the public for a fee and on balance, taking into account the demand for such use, the application was acceptable.

DECISION: Planning permission granted to conditions, an amendment to condition 2 as set out in the supplementary report and a Section 106 agreement

3/02 05/0506 83 Castleton Avenue, Wembley, HA9 7QE

Demolition of an existing link between the dwellinghouse and garage, detached side garage and stores behind the garage and erection of part single and two-storey side and single storey rear extension to dwellinghouse (as amended by plans received on 04/03/05)

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

DECISION: Planning permission granted subject to conditions and an informative

3/03 05/0450 Ganapathy Food & Wine, 34 Ealing Road, Wembley, HA0 4TL
Change of use from retail (A1) shop to restaurant (A3), including erection of extract duct to first floor rear elevation of property

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

The West Area Planning Manager drew Members' attention to the conditions and informatives as set out in the report.

Ms Mary Crowe introduced herself as a resident living directly opposite the site and objected to the application on the grounds of:-

- (a) Increased traffic congestion problems, in particular by the side entrance of the site
- (b) The smells that may emanate from the restaurant
- (c) The noise generated by customers leaving the resaturant
- (c) The application would add to what Ms Crowe felt was already an over concentration of restaurants in the area

Ms Kathleen Gordon introduced herself as a local resident and a representative of tenants in the area. She objected to the application on the grounds of:-

- (a) The increase in disturbance and anti-social activities in the area as customers left the restaurant
- (b) The extra traffic and parking problems generated by visitors to the restaurant, especially by the side road next to the site
- (c) Noise generated whilst the restaurant received deliveries from the service road during the early hours of the morning

Mr Jay Patankar, the applicant's agent, claimed that the plans met all the appropriate criteria, that there were no significant proposals as the application was only for a change of use, that the only extension proposed was an extract duct on the first floor of the rear of the property and that there was no obstruction of views to any of the nearby properties.

In reply to queries from Councillor Allie, Mr Patankar stated that although not a resident of Ealing Road, he was a frequent visitor and had not observed litter as being a problem on the stretch of road where the site was located and that a public toilet by 97-99 Ealing Road provided adequate public conveniences for the area. In reply to a query from Councillor J Long, Mr

Patankar confirmed that toilets on the premises were yet to be built. In reply to a query from Councillor Freeson concerning how the applicant would respond to the issues raised by the objectors, Mr Patankar acknowledged that problems associated with noise, traffic and anti-social behaviour may have occurred but suggested that as many premises were family restaurants that these would not be likely magnets for attracting such problems.

During debate, Councillor Allie expressed concern at approving applications for change of use in Ealing Road as he felt they contributed to litter and noise in a primarily residential area. Councillor J Long commented that it was not possible to associate these problems with the applicant as the restaurant was yet to open, although she expressed hope that the applicant would keep the service road clean and free from litter and that toilets would be provided on the premises.

The Chair acknowledged the problems being experienced by Ealing Road residents but stated that these could not be attributed to the applicant. She stressed the need for the local authority, residents and traders to work together to tackle these issues.

In view of the issues raised, Members agreed to the Head of Area Planning's suggestion that an amendment to condition 4 be made stating that the premises would only be used for the preparation, consumption or sale of hot food up until midnight on Fridays and Saturdays and 11.00 pm from Sundays to Thursdays and that an additional informative be added stating that the applicant would be required to apply for a change of use to permit use of the premises as a takeaway.

DECISION: Planning permission granted subject to conditions, an amendment to condition 4 relating to opening times for preparation, consumption and sale of food, informatives and an additional informative relating to future change of use

3/04 05/0474 32 Scarle Road, Wembley, HA0 4SN

Use of dwellinghouse as residential care property for 4 persons with 1 frontage car parking space (as revised by agents' letter and amended drawings received 12/04/05)

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

DECISION: Planning permission granted subject to conditions and an informative

3/05 05/0754 Northwick Park Hospital, Watford Road, Harrow, HA1 3UJ

Erection of extension to roof of outpatient building of hospital to form an Oral Maxillofacial Service Maxi Centre (as accompanied by Planning Submission document dated March 2005 by

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions

DECISION: Planning permission granted subject to conditions

6. Appeals

Members were requested to note the information reports in the information bulletin circulated prior to the date of the meeting.

RESOLVED:-

that the following be noted:-

March 2005

- (i) Planning appeals received – 1st – 31st March 2005
- (ii) Planning appeal decisions – 1st – 31st March 2005
- (iii) Enforcement appeal decisions – 1st – 31st March 2005
- (iv) Planning selected appeal decisions – 1st – 31st March 2005

7. Any Other Urgent Business

None

8. Date of Next Meeting

It was noted that the next scheduled meeting of the Committee, to consider planning applications, would take place on **28th June 2005 at 7.00 pm** and the site visit for this meeting would take place on Saturday, 25th June 2005 at 9.30 am when the coach leaves from Brent House.

It was also announced that an additional meeting would take place on Thursday, 28th July 2005 at 7.00 pm and the site visit for this meeting would take place on Saturday, 23rd July at 9.30 am when the coach leaves from Brent House.

The meeting ended at 8.55 pm.

M CRIBBIN
Chair

Mins2005'06/Council/planning/pln8jnk