### REPORT OF DEVELOPMENT CONTROL COMMITTEE

# (SPECIAL) MEETING HELD ON 19 DECEMBER 2005

Chair: \* Councillor Anne Whitehead

Councillors: \* Marilyn Ashton \* Idaikkadar \* Billson \* Miles

\* Blann (2) 
\* Branch (1) 
\* Branch (1) 
\* Mrs Joyce Nickolay 
\* Janet Cowan 
\* Mrs R Shah (4)

\* Denotes Member present

(1), (2) and (4) Denote category of Reserve Members

### **PART I - RECOMMENDATIONS - NIL**

**PART II - MINUTES** 

### 1062. Attendance by Reserve Members:

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

Ordinary Member Reserve Member

Councillor Mrs Bath
Councillor Bluston
Councillor Choudhury
Councillor Thornton

Councillor Mrs R Shah
Councillor Blann
Councillor Branch

## 1063. Right of Members to Speak:

**RESOLVED:** That, in accordance with Committee Procedure Rule 4.1, Councillor John Cowan, who was not a Member of the Committee, be allowed to speak on agenda item 7 – planning application relating to the Royal National Orthopaedic Hospital, Brockley Hill, Stanmore.

[Note: Councillor Jean Lammiman, who had written to the Chair with a request to speak on item 7, was unable to attend the meeting.]

### 1064. **Declarations of Interest:**

**RESOLVED:** To note the following declarations of interest made by Members present relating to the business to be transacted at this meeting: -

- (i) Planning Application (Item 7) Royal National Orthopaedic Hospital (RNOH), Brockley Hill, Stanmore
  Councillor Marilyn Ashton declared a personal interest in the above application in that she was a member of the Stanmore Society with a non-executive role. Accordingly, she remained in the room and took part in the discussion and decision-making on this item.
- (ii) Planning Application (Item 7) Royal National Orthopaedic Hospital (RNOH), Brockley Hill, Stanmore
  Councillor Janet Cowan declared a personal interest in the above application in that she was a member of the Stanmore Society with a non-executive role. Accordingly, she remained in the room and took part in the discussion and decision-making on this item.
- (iii) Planning Application (Item 7) Royal National Orthopaedic Hospital (RNOH).

  Brockley Hill, Stanmore
  Councillor John Cowan, who was not a Member of the Committee, declared a personal interest in the above application in that he was a member of the Stanmore Society.

(See also Minute 1063).

#### 1065. **Arrangement of Agenda:**

**RESOLVED:** That (1) in accordance with the provisions of the Local Government (Access to Information Act 1985, the following information be admitted to the agenda by reason of the special circumstances and grounds for urgency stated:-

Special Circumstances / Reasons for Urgency Agenda Item

Addendum

This contained information relating to item 7 in the agenda and was based on information received after the agenda was despatched. It was admitted to the agenda in order to enable Members to consider all information relevant to the

item before them for decision.

(2) all items be considered with the press and public present.

#### 1066. **Deputations:**

RESOLVED: To note that no deputations had been received at this meeting under the provisions of Committee Procedure Rule 16 (Part 4B of the Constitution).

#### 1067. **Representations on Planning Applications:**

RESOLVED: That, in accordance with the provisions of Committee Procedure Rule 17 (Part 4B of the Constitution), representations be received in respect of the planning application at item 7 - Royal National Orthopaedic Hospital (RNOH), Brockley Hill, Stanmore.

#### 1068. **Planning Applications Received:**

That authority be given to the Group Manager (Planning and Development) to issue the decision notice in respect of the application considered, as set out in the schedule attached to these minutes.

(Note: The meeting, having commenced at 7.30 pm, closed at 9.16 pm).

(Signed) COUNCILLOR ANNE WHITEHEAD Chair

AGENDA ITEM: 7 APPLICATION NO: P/1704/05/COU

LOCATION: Royal National Orthopaedic Hospital (RNOH), Brockley Hill, Stanmore

**APPLICANT:** Drivers Jonas for Royal National Orthopaedic Hospital

PROPOSAL: Outline: Partial redevelopment to provide new hospital and associated

facilities, housing (including staff), revised road junction, car parking and

open space

**DECISION:** INFORM the applicant that:

(1) The proposal is acceptable subject to:

- A) the direction of the Greater London Authority, and
- B) the completion of a legal agreement within one year (or such period as the Council may determine) of the date of the Committee decision on this application relating to:
  - i) Within 3 years from the first occupation of the main hospital building the Trust shall have completed the laying out and construction of publicly accessible areas of open space, as agreed in writing by the Council, including the provision of a network of publicly accessible footpaths (not being a public right of way). The Trust shall thereafter take on responsibility for maintaining these areas.
  - ii) A sum of £300,000 towards the improvement of bus services.
  - iii) The submission and approval of Travel Plans (to include car park management arrangements) for the hospital and residential developments prior to their occupation.
  - iv) The payment to the Council of a sum of £50,000 for traffic calming measures in Wood Lane, on implementation of the development.
  - v) Prior to the implementation of the development, submission to and approval by the LPA of a scheme which:
    - provides affordable housing of a level, type and mix set out in the Committee Report, the social rented units to be managed by an RSL, subject to a nomination agreement with the Council;
    - b) ensures that the affordable housing units are available for occupation in accordance with a building and occupation programme to be submitted to and approved in writing by the LPA prior to the commencement of work on site.

All affordable housing units should be built to the most up to date Scheme Development Standards published by the Housing Corporation, and shall be provided in accordance with the definition set out in the HUDP.

- vi) The provision of all staff housing shall be for that purpose solely.
- vii) Any submission of reserved matters pursuant to the planning permission or to the discharge of conditions imposed on the planning permission should comply strictly with the Parameter Plans.
- viii) The total built footprint of any future development shall not exceed the existing built footprint on the site, as set out in the schedule accompanying the application.

- ix) The submission of, and compliance with, a phasing plan prior to the submission of any application for approval of reserved matters pursuant to the planning permission that ensures that the first phase of development is the construction of the hospital. The phasing plan shall include full details of the phasing of the demolition of those existing buildings to be demolished as part of the development.
- x) The use of reasonable endeavours by the applicants to promote and recruit employees, contractors and sub contractors from within the Council's geographical area throughout the construction phase of the development.
- xi) Compliance with an Environmental Management Plan to be agreed in writing with the Council prior to the implementation of the development. This will mitigate the impact of the demolition of the buildings on the land and the construction of the development on the surrounding environment.
- xii) Compliance with the Ecological Management Plan submitted with the application, or an amended plan as agreed in writing with the Council.
- xiii) Compliance with the Landscape Management Plan submitted with the application, or an amended plan as agreed in writing with the Council.
- xiv) The provision of 10% renewable energy in the development by one or a combination of the alternative renewable energy options set out in the Renewable Energy Statement that has been submitted with the application.
- xv) Prior to the demolition of the southern extensions to Eastgate House, the preparation of an appropriate standing building record of the building following any necessary survey that shall be submitted to the Council for its retention, and the use of all reasonable endeavours to retain key structural elements from the aforesaid demolition and to incorporate in these new structures where possible.
- xvi) The submission within eighteen months of the implementation date of details of works for the restoration and continued maintenance of the Ancient Monuments, to include provision of paths and seating and the erection of interpretation boards, and the agreement of arrangements for public display of any archaeological finds from the site.
- xvii) The payment to the Council of a Green Belt Management contribution of £250,000.
- xviii) Access to the car parking area adjacent to the existing sports field shall be maintained, and the car park retained, for public use in accordance with details to be agreed in writing with the Council.
- xix) The provision of a replacement Hospital School and measures to ensure continuity of provision during, and post, construction, in conjunction with the Local Education Authority.
- xx) To enter into highway agreements, prior to implementation, with the Council and other highway authorities as appropriate regarding works to:
  - the access off Wood Lane on the southern and western boundaries;
  - improvements to the main access from Brockley Hill; and

- the construction of a new roundabout at the existing Brockley Hill / Wood Lane priority junction at the south east of the land.
- (2) A formal decision notice, subject to the planning conditions reported, be issued only upon the completion, by the applicant, of the aforementioned agreement.
- [Notes: (1) Prior to discussing the above application, the Committee received representations from two objectors and two representatives of the applicants, which were noted. Following receipt of the representations, some Members of the Committee and a Member, who was permitted to speak in accordance with Committee Procedure Rule 4.1, asked questions of the applicant's representatives:
- (2) it was noted that an e-mail (and not a letter as stated in the addendum) had been received from the RNOH Trust confirming that it would welcome the continuing involvement of local groups including HA21, the Nature Conservation Forum and the Harrow Heritage Trust in the finalisation of the Landscape and Ecology Management Plans and their implementation;
- (3) prior to the Committee taking a decision on the application, additional questions from members of the public present were answered by the Director of Strategic Planning during which he indicated that regular Part I progress reports would be provided to future meetings of the Development Control Committee on the RNOH development;
- (4) Councillors Blann, Idaikkadar, Miles, Mrs R Shah and Anne Whitehead wished to be recorded as having voted for the decision to grant the application;
- (5) Councillors Marilyn Ashton, Billson, Janet Cowan, Mrs Joyce Nickolay and John Nickolay wished to be recorded as having abstained from voting on the application].

(See also Minutes 1063, 1064 and 1067).