

PLANNING COMMITTEE (SPECIAL) MINUTES

21 MARCH 2013

Chairman: * Councillor Keith Ferry

Councillors: * Mrinal Choudhury * Bill Phillips
* Manji Kara (2) * William Stoodley
* Joyce Nickolay * Stephen Wright

* Denotes Member present
(2) Denotes category of Reserve Member

379. Attendance by Reserve Members

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

Ordinary Member

Reserve Member

Councillor Stephen Greek

Councillor Manji Kara

380. Right of Members to Speak

RESOLVED: That no Members, who were not members of the Committee, had indicated that they wished to speak at the meeting.

381. Declarations of Interest

RESOLVED: To note that there were no declarations of interests made by Members.

382. Petitions and Deputations

RESOLVED: To note that no petitions or deputations were received.

383. Representations on Planning Applications

RESOLVED: That

- (1) in accordance with the provisions of Committee Procedure Rule 30 (Part 4B of the Constitution), representations be received in respect of item 1/01 on the list of planning applications;
- (2) procedural note 30 be suspended to enable the objector to speak for six minutes and two representatives of the applicants to speak for three minutes each.

RESOLVED ITEMS

384. Planning Applications Received

In accordance with the Local Government (Access to Information) Act 1985, the Addendum was admitted late to the agenda as it contained information relating to various items on the agenda and was based on information received after the despatch of the agenda. It was admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision.

RESOLVED: That authority be given to the Divisional Director of Planning to issue the decision notices in respect of the applications considered.

THE ROYAL NATIONAL ORTHOPAEDIC HOSPITAL, BROCKLEY HILL, STANMORE, HA7 4LP

Reference: P/3191/12 (he Royal National Orthopaedic Hospital, NHS Trust). Hybrid planning application for the comprehensive, phased, redevelopment of the Royal National Orthopaedic Hospital. The application is accompanied by an Environmental Statement. The development comprises two elements:

Outline Element: To include:

- Up to 56,871sqm (Gross Internal Floor Area) of new hospital development, including rehabilitation unit and parent accommodation (Use Class C2);
- Up to 21,000 sqm (Gross Internal Floor Area) multi storey car park providing up to 805 car parking spaces;
- Up to 88 surface car parking spaces and up to 50 undercroft car parking spaces for operational hospital use;

- Up to 40,260 sqm (Gross Internal Floor Area) of residential development (Use Class C3) (including ancillary floorspace i.e. garages and undercroft parking) providing up to 356 residential units of which up to 45 units will be for staff accommodation (36 proposed and 9 existing);
- Partial change of use of Eastgate House from office to private residential (Use Class C3);
- Up to approximately 19.2 hectares of public open space;
- Associated landscaping and ancillary works;
- Closure of existing access at north-eastern end of Wood Lane.

Detailed Element (Full):

Permanent: emolition of four structures (incinerator, patients centre, Moor House Cottage and Moor House store); Realignment and alterations to the existing service road and access from the south-western end of Wood Lane; Provision of a new internal road and a new internal access point to the Aspire National Training Centre; Provision of a total of 75 car parking spaces for the Aspire National Training Centre; Associated lighting, drainage and landscape works.

Temporary (5 years) – Construction of an area of hard standing to accommodate 121 car parking spaces, Erection of a 3m high fence to enclose the existing boiler house, Works to the existing estates compound; Associated lighting, drainage and landscape works.

The Chairman reported that Members had been briefed on the application and had attended an extensive site visit. Members had attended an exhibition at the RNOH site several years previously.

An officer introduced the report and drew attention to the addendum, particularly in respect of the refinement of the proposed Section 106 obligations and the receipt of additional representations. The Committee was informed that it was a complex application in that there were three key components: the outline application for redevelopment of the hospital site and hospital use, and enabling development; the detailed application for specific works such as to facilitate continued access to the Aspire buildings and to improve the right of way through the site; and temporary proposals for car parking spaces.

It was noted that the Parameter Plans proposed four distinct development areas; the Central Development Zone (CDZ), Western Development Zone (WDZ), Eastern Development Zone (EDZ) and 19 hectares of the Northern Amenity Zone (NAZ). The appraisal addressed the three principle issues of the appropriateness of development within the Green Belt, biodiversity and transport.

With regard to the appropriateness of development within the Green Belt, the site was identified in the Harrow Local Plan as site specific for hospital use. The Mayor of London acknowledged that the principle of development, with enabling development, was on balance acceptable and that the applicant had demonstrated that very special circumstances existed. The National Planning Policy Framework (NPPF) required an impact test on the openness of the Green Belt. The officers considered that the application under consideration which proposed fewer but substantially larger buildings would improve openness compared to the present buildings which had significant visual clutter.

Consultation with a range of interests had taken place with respect to the proposed biodiversity mitigations. The Council's Ecologist was satisfied that the planning proposals would not have a significant adverse impact subject to the imposition of conditions.

The officer outlined the existing and proposed access points stating that the proposals were a balance between biodiversity and what was achievable as betterment in engineering terms. A meeting had been held with concerned local residents to discuss the transport and road configurations. Regardless of the transport model it would be a dynamic change. The neighbouring boroughs of Brent and Barnet were satisfied given the addendum to the Transport Assessment.

In response to questions, Members noted that:

- the phasing of the road improvements included, by way of condition, bringing forward the construction of the roundabout at the site entrance. Discussions would be held with the utility companies as to the relocation of services at this point;
- the bus link was contingent on demolition and finding an operator;
- the provision of community facilities in WDZ would be financially unsustainable beyond the 19 hectares of public open space and the country park with the opening up of the extension to Stanmore Country Park;
- the hospital enabled public membership of use of the facilities within the Aspire buildings;
- discussion with the hospital Trust would include commercial opportunities for cafés;
- it was understood from the Trust that the number of persons on site was not expected to increase from present capacity;
- it was intended to reduce clutter and car parking across the whole site in order to develop greener areas. The multi storey car park would be next to the main entrance with disabled car parking in front of the

building. There would be associated charges and enforcement elsewhere in the park;

- a robust travel plan would be required.
- there would be discreet staff car parking areas in EDZ. This would be allocated to residents and would be a matter for the Trust.

A Member stated that a Code level 6 sustainability target and 'Green' roofs or walls would have been preferred.

The Committee received representations from one objector, Jack Welby, and two representatives of the Applicant, Rob Hurd and Nigel Hawkey.

DECISION:

(1) **GRANTED** permission for the development as described on the application and submitted plans, as amended by the addendum, subject to

- conditions and informatives reported;
- referral to the Greater London Authority (GLA) under Stage 2 of the Town and Country Planning (Mayor of London) Order 2008;
- referral to the National Planning Casework Unit (DCLG) under the Town and Country Planning (Consultation) (England) Direction 2009;
- the completion of a Section 106 agreement with the heads of terms as amended by the addendum and with amendment to the first paragraph of the addendum regarding the proposed head of terms for open space, sport and recreation to read as follows:

The submission of a long term, management strategy for the publicly accessible open spaces, including funding arrangements, to be agreed in writing with the Council prior to the implementation of the development. Implementation of the strategy within one year from the first occupation of any of the new hospital buildings or residential development (whichever is the earlier.)

(2) the delegation to the Divisional Director of Planning, in consultation with the Director of Legal and Governance Services, for the sealing of the Section 106 Agreement and to agree any minor amendments to the conditions or the legal agreement be approved;

(3) should the Section 106 Agreement not be completed by 21 July 2013, the decision to REFUSE planning permission be delegated to the Divisional Director of Planning on the grounds as set out in the report.

The Committee wished it to be recorded that the decision to grant the application was unanimous.

(Note: The meeting, having commenced at 7.30 pm, closed at 9.25 pm).

(Signed) COUNCILLOR KEITH FERRY
Chairman