

REPORT FOR: **PLANNING COMMITTEE**

Date of Meeting:	25 June 2014
Subject:	Anmer Lodge (off Coverdale Close) and Stanmore Car Park (off Dennis Lane), Stanmore
Responsible Officer:	Paul Nichols, Divisional Director of Planning
Exempt:	No
Wards affected:	Stanmore Park
Enclosures:	None

Section 1 – Summary and Recommendations

This report seeks the Committee's agreement to an extension of time for the completion of the s.106 Planning Obligation in connection with planning application P/0412/14 for the redevelopment of the Anmer Lodge/Stanmore car park site.

Recommendations:

The Committee is requested to:

Agree an amendment to the Committee's resolution in respect of planning application P/0412/14 as follows:

GRANT planning permission subject to conditions the completion of a section 106 Planning Obligation by **1st August 2014**. Authority to be given to the Divisional Director of Planning in consultation with the Director of Legal and Governance Services for the sealing of the Section 106 Planning Obligation

and to agree any minor amendments to the conditions or the Planning Obligation.

That if the section 106 Planning Obligation is not completed by **1st August 2014** then it is recommended to delegate the decision to **REFUSE** planning permission to the Divisional Director of Planning for the following reason:

1. The proposed development, in the absence of a Planning Obligation to provide affordable housing within the development; to fund the provision of infrastructure directly related to the development; and to provide necessary commitments in relation to the provision of open space on the site, travel planning, economic development and legal/administrative matters, would fail to secure the provision of affordable housing on the site and would fail to adequately mitigate the impact of the development on the wider area, contrary to the National Planning Policy Framework, Policies 3.11 and 8.2 of the London Plan, Policies CS1 J, CS1 Z of the Harrow Core Strategy, Policies DM11, DM19, DM43, and DM50 of the Harrow Development Management Policies Local Plan document, and the provisions of Harrow's Planning Obligations supplementary planning document.

Section 2 – Report

A planning application (ref. P/0412/14), submitted by Notting Hill Home Ownership for the redevelopment of the Anmer Lodge and Stanmore car park site, was reported to the Planning Committee on 9th April. The Committee resolved to accept officers' recommendations to:

- (A) grant planning permission subject, *inter alia*, to the completion of a section 106 Planning Obligation by 1st July 2014; and
- (B) if the section 106 Planning Obligation is not completed by 1st July 2014, then delegate the decision to refuse planning permission¹ to the Divisional Director of planning.

The Council's and the applicant's legal teams are progressing the draft Planning Obligation to enable planning permission to be granted. However the 1st July deadline is approaching and the Council's legal team has advised that it would be prudent to extend the deadline to allow sufficient time to agree, execute and seal the Obligation.

In view of the progress that has been made to date in the preparation of the draft Planning Obligation, it is clear that there is no reluctance on the part of the applicant to enter into an Obligation to secure the affordable housing and other infrastructure needed for to enable the development to proceed. The extension of time is sought simply to ensure that there is sufficient time for officers to complete the necessary legal and administration work.

The Council's legal team anticipate that the Planning Obligation can be completed in forthcoming weeks. However, to avoid the need for any further extension request, a deadline extension of one calendar month to 1st August 2014 is proposed.

Financial Implications

A refusal of planning permission after 1st July would therefore serve no meaningful planning purpose, given the progress that has been made in the preparation of the draft Planning Obligation, but would be likely to impose additional costs to both the applicant and the Council in pursuing either a new planning application or an appeal in connection with the proposed development of the site. The recommendation would therefore safeguard the Council against unnecessary additional cost. There are no other financial implications.

¹ For the following reason: The proposed development, in the absence of a Planning Obligation to provide affordable housing within the development; to fund the provision of infrastructure directly related to the development; and to provide necessary commitments in relation to the provision of open space on the site, travel planning, economic development and legal/administrative matters, would fail to secure the provision of affordable housing on the site and would fail to adequately mitigate the impact of the development on the wider area, contrary to the National Planning Policy Framework, Policies 3.11 and 8.2 of the London Plan, Policies CS1 J, CS1 Z of the Harrow Core Strategy, Policies DM11, DM19, DM43, and DM50 of the Harrow Development Management Policies Local Plan document, and the provisions of Harrow's Planning Obligations supplementary planning document.

Risk Management Implications

Risk included on Directorate risk register? No

Separate risk register in place? No

The extension of the deadline for the completion of the Planning Obligation is not considered to involve any risk management implications.

Equalities implications

The extension of the deadline for the completion of the Planning Obligation is not considered to involve any equalities implications.

Council Priorities

The Council's vision:

Working Together to Make a Difference for Harrow

The extension of the deadline for the completion of the Planning Obligation will help to deliver the redevelopment of this previously-developed site as allocated in Harrow's Local Plan. It will deliver new housing including affordable housing, replacement town centre car parking, a new food store and investment in local infrastructure. The recommendation will therefore help to deliver a development that will make a difference for communities, local businesses and for families.

Section 3 - Statutory Officer Clearance

Name: Jessie Man	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date: 25 th June 2014		
Name: Katherine Hamilton	<input checked="" type="checkbox"/>	on behalf of the Monitoring Officer
Date: 25 th June 2014		

Ward Councillors notified:	Yes
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Section 4 - Contact Details and Background Papers

Contact: Peter Barron, Principal Planning Officer, 020 8736 6086

Background Papers: None

If appropriate, does the report include the following considerations?

1.	Consultation	NO
2.	Priorities	YES