

**HARROW COUNCIL**

**ADDENDUM**

**PLANNING COMMITTEE**

**DATE : 14<sup>th</sup> December 2016**

<b>2/01</b>	<p><b>RECOMMENDATION A</b></p> <p>The Planning Committee is asked to:</p> <ol style="list-style-type: none"> <li>1) agree the reasons for approval as set out in this report, and</li> <li>2) grant planning permission subject to authority being delegated to the Divisional Director of Regeneration, Enterprise and Planning in consultation with the Director of Legal and Governance Services for the completion of the Unilateral Undertaking and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of this report) or the Unilateral Undertaking. The Unilateral Undertaking Heads of Terms would cover the following matters:             <ul style="list-style-type: none"> <li><i>i) The Applicant covenants with the Council to implement the tree protection measures in accordance with the Arboricultural Impact Assessment.</i></li> </ul> </li> </ol> <p><b>RECOMMENDATION B</b></p> <p>That if, by 20<sup>th</sup> February 2017, or such extended period as may be authorised, the Unilateral Undertaking is not completed, then delegate the decision to the Divisional Director of Planning to REFUSE planning permission for the appropriate reason.</p> <ol style="list-style-type: none"> <li>1) The proposed development, in the absence of a Unilateral Undertaking to secure necessary agreements and commitments in relation to the development, would fail to mitigate the impact of the development upon infrastructure and the wider area, contrary to the National Planning Policy Framework, National Planning Policy Framework, Policies 7.21 of the London Plan (2016), Policies CS 1 F of the Harrow Core Strategy (2012) and Policies DM 22, DM23 and DM 50 of the Local Plan (2013), and the provisions of the Harrow Planning Obligations supplementary planning document.</li> </ol> <p>The applicant has requested that they be allowed to enter in to a unilateral undertaking instead of a Section 106 to undertaken tree protection measures for trees located on Council-owned land. The measures have already been agreed with Council Tree Officers and the works will be undertaken by the applicant at no cost to the Council. The amendment to the legal agreement will not have an impact on the works that are undertaken.</p>
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**Addendum Item 1:**

**AMEND** a typographical error within paragraph 6.4.20 where it refers to Block F, to read Block E instead. Reference to Block F in terms of a change to tenure is incorrect as the change would occur within Block E.

**Addendum Item 2:**

**AMEND** Condition 4 to incorporate amended plan numbers to read as follows;

**Landscaping**

The development hereby permitted shall be completed in accordance with the details hereby approved for the ground surfacing and the boundary treatment of the site as detailed in approved plans Soft Landscaping 2651-NTA-00-DR-LA\_00031 REV T04 and Hard Landscaping 2651-NTA-00-DR-LA\_00032 REV T04.

The development shall be carried out in accordance with the approved details and shall be thereafter retained.

Reason: To safeguard the appearance of the locality.

**Addendum Item 3:**

**UPDATE** condition 11 with the following revised wording, which provides a more practically worded condition for implementing the cycle storage.

Prior to the first residential occupation of each respective block of the development hereby permitted, the secure bicycle storage as detailed within the approved plans shall be implemented and retained as approved thereafter.

REASON: To ensure the delivery of a sustainable development which seeks to minimise travel by private car in accordance with policy 6.9 of the London Plan (2016) and policies DM1 and DM42 of the Harrow Development Management Policies Local Plan (2013).

**Addendum Item 4:**

To **UPDATE** the plan list to include amended drawings as follows:

2006-00-DR-0001-P02 Site Plan, 2006-00-DR-0100-P13 Proposed Site Wide Plan Lower Ground-Basement, 2006-00-DR-0101-P13 Proposed Site Wide Plan Ground Floor, 2006-00-DR-0114-P06 Proposed Site Wide Plan Roof, 2006-00-DR-0120-P09 Proposed Site Wide Plan Typical Floor, 2006-00-DR-0150-P02 Proposed Site Wide Ground Floor Context, 2006-00-DR-0400-P04 Proposed Site Wide Section AA, 2006-00-DR-0401-P06 Proposed Site Wide Section BB, 2006-00-DR-0600-P08 Lyon Road Elevation (Site Wide West), 2006-00-DR-0601-P07 St John's Road Elevation (Site Wide North), 2006-00-DR-0602-P07 Site Wide East Elevation, 2006-00-DR-0603-P06 Internal Courtyard South Elevation, 2006-00-DR-0604-P06 Internal Courtyard West Elevation, 2006-00-DR-0605-P07 Internal Courtyard East Elevation, 2006-00-DR-1600-P04 Typical Detailed Section Through Residential Unit External Wall, 2006-00-DR-1601-P04 Typical Detailed Section Through Double Height Shopfront, 2006-00-RP-0010-P03 Proposed Changes Under Section 73 D&A Statement, 2006-10-DR-0101-P09 Block A GA Plan Ground Floor, 2006-10-DR-0114-P08 Block A GA Plan Roof, 2006-10-DR-0131-P09 Block A GA Plan Typical Odd Levels, 2006-10-DR-0132-P09 Block A GA Plan Typical Even Levels, 2006-10-DR-0600-P05 Block A North Elevation, 2006-10-DR-0601-P05 Block A East Elevation, 2006-10-DR-0602-

	<p>P04 Block A South Elevation, 2006-10-DR-0603-P05 Block A West Elevation, 2006-20-DR-0101-P08 Block B GA Plan Ground Floor, 2006-20-DR-0114-P05 Block B GA Plan Roof, 2006-20-DR-0131-P07 Block B GA Plan Typical Odd Levels, 2006-20-DR-0132-P06 Block B GA Plan Typical Even Levels, 2006-20-DR-0600-P04 Block B North Elevation, 2006-20-DR-0601-P04 Block B East Elevation, 2006-20-DR-0602-P04 Block B South Elevation, 2006-20-DR-0603-P04 Block B West Elevation, 2006-30-DR-0101-P07 Block C GA Plan Ground Floor, 2006-30-DR-0102-P08 Block C GA Plan Level 01, 2006-30-DR-0103-P08 Block C GA Plan Level 02, 2006-30-DR-0105-P08 Block C GA Plan Level 04, 2006-30-DR-0109-P08 Block C GA Plan Level 08, 2006-30-DR-0114-P06 Block C GA Plan Roof, 2006-30-DR-0124-P08 Block C GA Plan Typical Upper Levels, 2006-30-DR-0131-P08 Block C GA Plan Typical Odd Lower Levels, 2006-30-DR-0600-P04 Block C North Elevation, 2006-30-DR-0601-P05 Block C East Elevation, 2006-30-DR-0602-P06 Block C South Elevation Tower, 2006-30-DR-0603-P06 Block C West Elevation Tower, 2006-30-DR-0604-P06 Block C North Elevation Tower, 2006-30-DR-0605-P06 Block C West Elevation, 2006-40-DR-0101-P08 Blocks D &amp; E GA Plan Ground Floor, 2006-40-DR-0114-P03 Blocks D &amp; E GA Plan Roof, 2006-40-DR-0121-P06 Blocks D &amp; E GA Typical Floor, 2006-40-DR-0122-P04 Blocks D &amp; E GA Typical Floor Levels 01 -02, 2006-40-DR-0600-P05 Blocks D &amp; E North Elevation, 2006-40-DR-0601-P07 Blocks D &amp; E East Elevation, 2006-40-DR-0602-P04 Blocks D &amp; E South Elevation, 2006-40-DR-0603-P05 Blocks D &amp; E West Elevation, 2006-50-DR-0100-P07 Blocks F &amp; G GA Plan Lower Ground Floor, 2006-50-DR-0101-P07 Blocks F &amp; G GA Plan Ground Floor, 2006-50-DR-0114-P05 Blocks F &amp; G GA Plan Roof, 2006-50-DR-0131-P06 Blocks F &amp; G GA Plan Typical Odd Lower Levels, 2006-50-DR-0132-P06 Blocks F &amp; G GA Plan Typical Even Lower Levels, 2006-50-DR-0135-P04 Blocks F &amp; G GA Plan Typical Odd Upper Tower levels, 2006-50-DR-0136-P04 Blocks F &amp; G GA Plan Typical Even Upper Tower Levels, 2006-50-DR-0150-P01 Blocks F GA Plan Lower Ground Floor, 2006-50-DR-0151-P01 Blocks F GA Plan Ground Floor, 2006-50-DR-0152-P01 Blocks F GA Plan Typical Odd Lower Levels, 2006-50-DR-0153-P01 Blocks F GA Plan Typical Even Lower Levels, 2006-50-DR-0154-P01 Blocks F GA Plan Roof, 2006-50-DR-0400-P04 Blocks F &amp; G Section AA, 2006-50-DR-0600-P08 Blocks F &amp; G West Elevation Tower, 2006-50-DR-0601-P08 Blocks F &amp; G North Elevation Tower, 2006-50-DR-0602-P07 Blocks F &amp; G East Elevation Tower, 2006-50-DR-0603-P07 Blocks F &amp; G East Elevation, 2006-50-DR-0604-P05 Blocks F &amp; G South Elevation, 2006-50-DR-0605-P08 Blocks F &amp; G West Elevation, 2006-60-DR-0101-P09 Block H GA Plan Ground Floor, 2006-60-DR-0114-P09 Block H GA Plan Roof, 2006-60-DR-0131-P09 Block H GA Plan Typical Odd Levels, 2006-60-DR-0132-P09 Block H GA Plan Typical Even Levels, 2006-60-DR-0600-P04 Block H North Elevation, 2006-60-DR-0601-P04 Block H East Elevation, 2006-60-DR-0602-P05 Block H West Elevation, 2006-60-DR-0603-P04 Block H South Elevation, 2006-70-DR-0120-P05 Lodge GA Plan Ground Floor &amp; Roof, 2006-70-DR-0600-P04 Lodge Elevations, 2006-80-DR-0120-P04 Substation GA Plan Ground Floor &amp; Roof, 2006-80-DR-0600-P03 Substation Elevations</p>
<p><b>2/03 &amp; 2/04</b></p>	<p><b>Addendum Item 1:</b>  Page 104 – <b>REPLACE</b> RECOMMENDATION A with</p> <p>To draft a planning agreement or deed of variation of the previous agreement including the following clause:</p> <p>The Owner [and all parties involved in the management of the school] shall meet with the Council at the beginning of every School Term (definition to be provided) to review the progress on the implementation of the School Travel Plan and agree</p>

actions and activities to improve the results in accordance with the Draft Action Planning included within the deed of variation.

**Addendum Item 2:**

Page 106 – **REPLACE** LIST OF ENCLOSURES / APPENDICES with:

Officer Report:

Part 1: Planning Application Fact Sheet

Part 2: Officer Assessment

Appendix 1 – Conditions and Informatives

Appendix 2 – Site Plan

Appendix 3 – Site Photographs

Appendix 4 – Plans and Elevations

Appendix 5 – WEST/666/97 S106 Agreement dated 12th November 1998

Appendix 6 – P/1041/15 S106 Agreement Dated 22nd August 2016

Appendix 7 – Draft Action Plan for 2017/18 academic year

**Addendum Item 3:**

Page 110 – **REPLACE** the table in paragraph 3.1 with:

<b>Ref no.</b>	<b>Description</b>	<b>Status and date of decision</b>
WEST/666/97	Extension to existing building to provide indoor swimming pool and sports hall with ancillary facilities	Granted 12 November 1998
LBH/36784	Single-storey extension to provide 11 classrooms, and ancillary accommodation.	Granted 13 November 1998
WEST/383/00/FUL	Provision of new hard surface to play area for junior school	Granted: 11 August 2000
WEST/62/01/FUL	Construction of part two storey, part first floor extension within courtyard to provide additional teaching and ancillary accommodation, provision of temporary classroom and internal alterations associated with demolition of horsa hut classrooms	Granted 6 June 2009
P/3582/06	Demolition of toilet block and construction of two and single storey extensions	Granted 14 February 2009
P/1041/15	Deed of variation to s.106 Agreement relating to planning permission west/666/97/FUL to	Granted 31 <sup>st</sup> August 2016

allow the increase of pupils on the site from 700 to a maximum of 1162
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**Addendum Item 4:**

Page154 – **ADD** Appendix 7 – Draft Action Plan for 2017/18 academic year (as attached)

**Appendix 7 - Beaulieu Drive STP Action Plan for 2017/18 academic year**

Outline action plan for both school occupying the Pinner High site on Beaulieu Drive, to be delivered in association with existing travel planning requirements for both schools.

Action	Timescale	Responsibility
<b>Autumn term 2017</b>		
All parties involved in management of TP to meet and agree outline action plan for the academic year	September 2017	HAT / AST
Update 'Travel' information on school Websites	In advance of 2017/18 academic year	HAT / AST
Engage with parents regarding active travel and Park and Stride promotion	Initial engagement September 2017, then at least once a month for the remainder of the academic year	HAT / AST
Display information about the Travel Plan on notice boards	Prior to Sept 2017 and updated termly	HAT / AST
Undertake initial travel survey for both schools	Autumn term 2017	HAT / AST
Participate in October Walk to School Month and Road Safety week promotions and campaigns	Autumn term 2017	HAT / AST
<b>Spring term 2018</b>		
All parties to meet to: <ul style="list-style-type: none"> <li>• review progress of action plan</li> <li>• review survey results</li> <li>• agree actions for the spring term</li> <li>• agree messaging and promotions for the following term</li> </ul>	By end of January 2018	HAT / AST

Deliver parent engagement on travel issues, eg Park and Stride promotion and reminders of planning conditions	At least once a month incorporating agreed messaging	HAT / AST
Both schools to review Travel Plans in association with Harrow Council in line with STARS accreditation requirements	By end of March 2018	HAT / AST
Participate in active travel promotions	By end of Spring term	HAT / AST
<b>Summer term</b>		
All parties to meet to: <ul style="list-style-type: none"> <li>review progress of action plan</li> <li>agree actions for the spring term</li> <li>agree messaging and promotions for the following term</li> </ul>	By end of April 2018	HAT / AST
Deliver parent engagement on travel issues, eg Park and Stride promotion and reminders of planning conditions	At least once a month incorporating agreed messaging	HAT / AST
Participate in active travel promotions	By end of Spring term	HAT / AST
Deliver additional actions identified in individual school travel plan reviews	By end of May 2018	HAT / AST
Ensure STARS online travel plans and accreditation requirements are up to date	By end of May 2018	HAT / AST

Both schools agree to coordinate school travel planning activities on the Pinner High site prior to and during the academic year 2017/18 to minimise the impact of travel to the site.

Both schools agree to:

- Collaborate on the development and implementation of their school travel plan
- Implement the action plan outlined in this document
- Explore joint approaches to minimise car travel to the schools

Signed on behalf of:

Pinner High School, Harrow Academies Trust

Name:

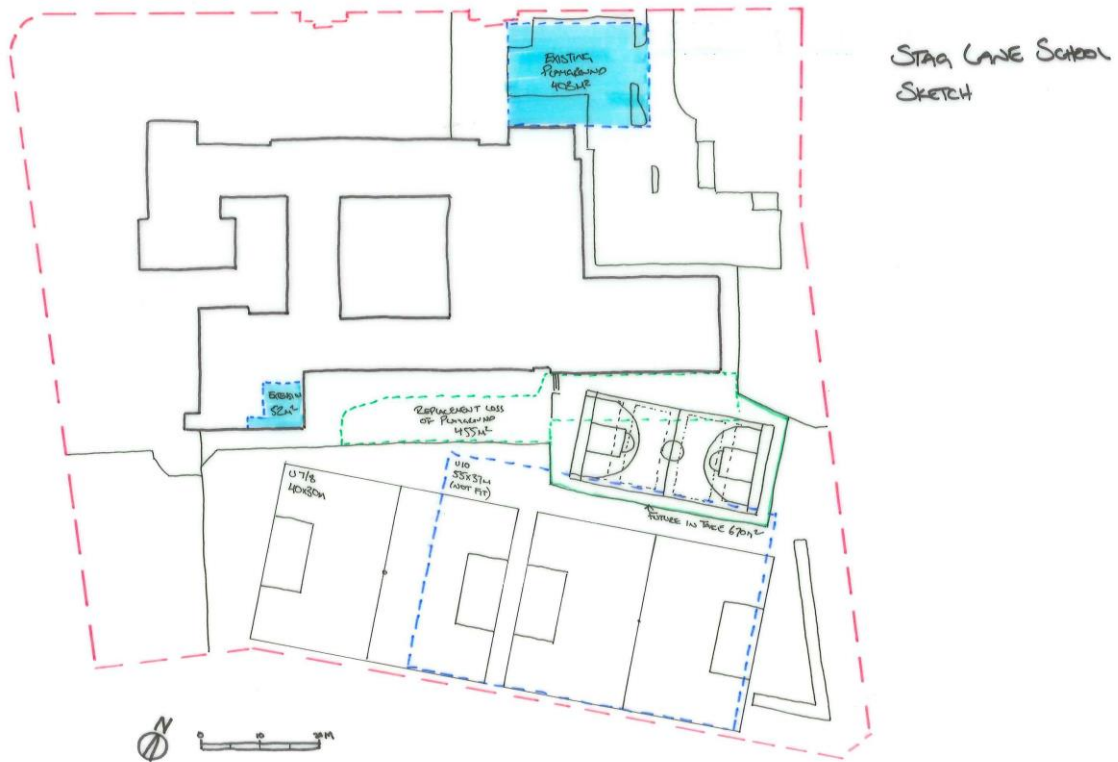
	<p>Date:</p> <p>Avanti House [Secondary Phase], Avanti Schools Trust</p> <p>Name:</p> <p>Date:</p>
2/05	<p><u>Page 161 - Paragraph 2.6</u>  <b>REPLACE</b> 210 pupils with 172 pupils</p> <p><u>Page 168 - Paragraph 6.5.7</u>  <b>REPLACE</b> 119 additional pupils with 172 and replace 7 members of staff with 16 members of staff</p> <p><u>Page 174 - Condition 9</u>  <b>REPLACE</b> 'A.T Coombes Associates' with 'The Ecology Consultancy'</p> <p>All of the above amendments relate to typographical errors and the above changes reflect the correct information.</p> <p><u>Page163 - Paragraph 4.12</u>  External Consultation Response – Sports England</p> <p>Summary;  Sports England's policy is to oppose the granting of planning permission which would lead to the partial loss of playing fields.  Sport's England objection states, that although the proposed school extensions would not be located on the playfield the proposed extensions to the hard play area would be located on the existing playing fields. As such the proposed extension to the hardstanding would reduce the size of the playing fields and its ability to accommodate playing pitches.</p> <p><u>Officer Comments</u>  Sports England is a statutory external consultee and as such the Council would seek to work with Sports England to ensure their concerns are overcome. A decision cannot be made if Sport England maintain this objection. Following any Committee decision, the Council will need to notify the Secretary of State that we are minded to determine the application despite the objection. The Secretary of State would then have the ability to call the application in and determine it himself.</p> <p>To overcome Sport's England's the school's agent has been working on amended landscaping scheme. A revised landscaping scheme has been reviewed by Sports England and its considered that the objection can now be lifted subject to a finalised plan</p> <p>Therefore, officers would advise that dialog is maintained and continued with Sport England to finalise the plans post Committee resolution under delegated authority. Should a resolution not be reached, then the application can be brought back to Committee for determination.  As such the Recommendation of the application is amended as follows:</p> <p>Page 157 <b>REPLACE</b> the existing recommendation as follows:</p> <p>RECOMMENDATION</p>

The Planning Committee is asked to:

- 1) Agree the reasons for approval as set out in this report;
- 2) Seek the approval of the Planning Committee to agree delegated authority to the Divisional Director of Regeneration, Enterprise and Planning to finalise the landscaping plans with Sport England to overcome their objection to the proposals, and to allow the determination of the application once the objection has been withdrawn. Should the objection be maintained, that the application is brought back to Committee for determination.
- 3) Allow the applicant to provide finalised plans to demonstrate a loss of hardstanding currently shown which would overcome the objection from Sports England.
- 4) Allow the amendment of the existing plan numbers to reflect the revised landscaping layout.

Reason: The revised landscaping scheme is deemed acceptable in principle by Sports England subject to a formal plan. As such, this would mitigate the concerns from Sports England in regards to the loss of soft playspace. The revised recommendation would allow the applicant to finalise the landscaping plan with Sports England whilst keeping the Borough's School Expansion Programme on track.





**Reason:**  
The above plan is deemed satisfactory by Sports England subject to finalised formal plan.