
REPORT OF DEVELOPMENT CONTROL COMMITTEE

(SPECIAL) MEETING HELD ON 19 DECEMBER 2005

Chair:	* Councillor Anne Whitehead	
Councillors:	* Marilyn Ashton	* Idaikkadar
	* Billson	* Miles
	* Blann (2)	* John Nickolay (4)
	* 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

Councillor Mrs Bath
Councillor Bluston
Councillor Choudhury
Councillor Thornton

Reserve Member

Councillor John Nickolay
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:-

<u>Agenda Item</u>	<u>Special Circumstances / Reasons for Urgency</u>
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) That 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 – from the objectors and the applicant's representatives listed on page 5 of the addendum tabled at the meeting.

1068. **Planning Applications Received:**

RESOLVED: 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

- 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 noted below, be issued only upon the completion, by the applicant, of the aforementioned agreement.
 - 3) GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

[Notes: (1) Prior to discussing the above application, the Committee received representations from two objectors from 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) To note 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 and 1064).
