

HARROW COUNCIL

ADDENDUM

PLANNING COMMITTEE

DATE : 17th October 2018

2/01	<p><u>Addendum Item 1:</u></p> <p>Planning Conditions Update (Page 42)</p> <p><i><u>Amend Condition 2 (Reserved Matters) as follows;</u></i></p> <p>This is an outline planning permission and the following matters are reserved for further approval: Layout; Scale; Appearance; and Landscaping. Detailed drawings of the proposed development showing the reserved and other matters as set out below must be submitted to and approved by the Local Planning Authority before any work is commenced. The development shall not be carried out otherwise than in accordance with the reserved matters thus approved.</p> <p>(a) The layout of the site to a scale of not less than 1:500 and incorporating</p> <ul style="list-style-type: none"> i. The siting of the all buildings and ancillary structures ii. The means of access to and from the site iii. The extent and position of parking cars and other vehicles iv. The extent and position of accommodation for loading and unloading of vehicles within the site v. The layout and surface treatment for parking areas vi. The use, surface treatment and/or landscaping of any part of the site not proposed to be covered by buildings, roads or parking areas <p>(b) Full plans and elevations of all buildings and other structures showing the design and external appearance of the buildings and structures and including details of all materials to be used for external surfaces</p> <p>(c) The internal layout of the accommodation on each floor, including the size and purpose of the rooms and the position of the fittings and facilities within each unit</p> <p>(d) The means of enclosure on all site boundaries including full details of height and materials</p> <p>(e) The facilities to be provided for the storage and removal of refuse</p> <p>REASON: To ensure that the proposed development is satisfactory and to comply with the provisions of Article 3 (1) of the Town and Country Planning (General Development Procedure).</p>
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	<p><u>Amend Condition 3 (Approved Plans) as follows:</u></p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans: Existing Plans and drawings: 1499_004 (Rev P1), 1499_005 (Rev P1), 1499_006 (Rev P1), Proposed: 183981_A02 Rev A, 1499_003 (Constraints Plans Rev P1), Proposed Site Plan</p> <p>REASON: For the avoidance of doubt and in the interests of proper planning.</p> <p><u>Amend Condition 9 (Air Quality Assessment) as follows:</u></p> <p>Applications for approval of Reserved Matters pursuant to this permission relating to layout, scale and appearance shall be accompanied by a detailed Air Quality Assessment. This document shall detail the impact of the local vehicular traffic and railway on sensitive receptor locations and shall include mitigation measures where required. The development shall be carried out in accordance with the details so agreed.</p> <p>REASON: To ensure that the new development provides a satisfactory quality of amenity for the future occupiers and unacceptable risks are prevented in accordance with the NPPF, policy 7.14 of The London Plan (2016), policy CS1 of the Harrow Core Strategy (2012) and policy DM1 of the Development Management Policies Local Plan (2013).</p>
2/02	<p>Please note that following text should be deleted from page 59 of the published Agenda as it is an error on site description:</p> <p>Item 1</p> <p>To delete the following text at section 1.2:</p> <p>Both unattached neighbouring properties feature garages to the boundary shared with No 30.</p>
2/04	<p><u>Consultation Update (Page 138):</u></p> <p>One additional comment has been received from the Elm Park Resident Association which is summarised as follows:</p> <p>The proposal will result in increased parking on street which will displace other home owners wishing to park in front of their properties. There is not enough parking in the adjacent Sainsbury The lack of parking in Stanmore is about to be hugely exacerbated by the Anmer Lodge development.</p> <p>Officer response: It is unlikely the development would generate significant levels of parking demand and traffic. The site is heavily constrained for future parking as a result of double yellow lines immediately in front of the site, barrier restriction on Elms Road and single yellow lines along part of Elms Road further along from the site. The Sainsbury's car park opposite the site is privately operated and has a maximum stay of</p>

2 hours and isn't an option for parking. Furthermore, future residents would not have the option to apply for resident parking permits.

Appraisal Update:

- Update paragraph 1.5 (page 127). The site falls within PTAL 2 and partly PTAL 3.
- Update paragraph 6.30 (page 157). Although the site is not within the town centre, the sites northern boundary lies immediately adjacent to the town centre boundary.
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