

**HARROW COUNCIL**

**SUPPLEMENTAL ADDENDUM**

**PLANNING COMMITTEE**

**DATE: 12<sup>th</sup> December 2018**

1/01	<p><b><u>Addendum Item 1:</u></b> Pages 41-43 – Amended Heads of Terms for S106 as follows:</p> <p><u>Affordable Housing</u></p> <ul style="list-style-type: none"> <li>• Provision of 100% affordable housing comprising 56 (54 x 1B2P and 2 x 2B3P) low cost extra care rental units for use by people over 55 years of age, 2 (1B2P) fully wheelchair adapted rented social housing units and 10 x 1B2P, 1 x 2B3P and 9 x 2B4P shared ownership housing units).</li> <li>• Harrow Churches Housing Association (HCHA), or any sub lessee of HCHA, shall enter into a nominations agreement with the Council in order to ensure that suitable applicants from the Council’s own waiting list can benefit from these proposals.</li> <li>• 2 fully wheelchair adapted rented social housing units, 3 wheelchair adapted extra care units, and 2 wheelchair adapted shared ownership units.</li> </ul> <p><u>Occupation Restrictions</u></p> <ul style="list-style-type: none"> <li>• The extra care units are for the use of persons aged 55 and over (the restriction does not apply to the wheelchair adapted and shared ownership flats).</li> <li>• Potential residents for the extra care units (other than those exercising their right to return) will be subject to Adult Social Care services’ usual assessment checks.</li> </ul> <p><u>Transport and Highways</u></p> <p><i>Travel Plan:</i></p> <ul style="list-style-type: none"> <li>• The submitted travel plan (or a revised Travel Plan if deemed necessary by the Council, and to be submitted to the Council prior to the first occupation of the building), to be implemented as approved unless otherwise agreed in writing.</li> <li>• A travel plan bond of £10,000 will be required to secure the implementation of all measures specified in the revised Travel Plan. In addition a £5,000 monitoring fee is required to cover the cost of monitoring the travel plan. The developer to ensure the effective implementation, monitoring and management of the travel plan for the site.</li> <li>• Should the travel plan not fulfil its agreed targets by year 5, the life of the travel plan may be extended, the cost of which will be met by the developer.</li> </ul> <p><i>Resident Parking Permit Restrictions:</i></p>
------	--

- The development to be ‘resident permit restricted’ and the developer to ensure that: (i) all marketing/advertising material makes reference to the fact that; and (ii) all lettings agreements contain a covenant to the effect that; future occupiers and tenants (other than those that are registered disabled) will not be entitled to apply for a residents parking permit or a visitor parking permit.

#### Employment and Training

- The developer to submit to the Council for approval, prior to commencement of the development, a Training and Recruitment Plan/ Local Labour Employment Strategy. The developer to implement the agreed Plan. The training and Employment plan will include:
  - a) employment initiatives opportunities relating to the construction of the Development and details of sector delivery;
  - b) the provision of appropriate training with the objectives of ensuring effective transition into work and sustainable job outcomes;
  - c) the timings and arrangements for implementation of such initiatives and
  - d) suitable mechanisms for the monitoring of the effectiveness of such initiatives

The Plan may include details of any existing training initiatives agreed with Harrow.

- The developer to use all reasonable endeavours to secure the use of local suppliers and apprentices during the construction of the development.

#### Sustainability

- A provision of carbon reduction on-site and payment of any off-set if zero carbon reduction is not achieved on-site, as determined by the final carbon reduction achieved on site as per Condition 29 “Energy & Sustainability” of this permission. Based on the submitted Energy & Sustainability Statement dated October 2018 [Ref P18-096, Issue No. 2], this is currently estimated at a financial contribution of (61 x £60 x 30 years) = £109,800 towards carbon offsetting measures.
- A plan showing a safeguarding route onto Crystal Way for future connection to a District-wide Heating Network system

#### Legal Costs, Administration and Monitoring

- A financial contribution (to be agreed) to be paid by the developer to the Council to reimburse the Council’s legal costs associated with the preparation of the planning obligation”.
- A further financial obligation (to be agreed) to be paid to reimburse the Council’s administrative costs associated with monitoring compliance with the obligation terms.

#### **Addendum Item 2:**

Corrections to wording of proposed details

On Page 48: Under Dwelling Mix – Substitute “Affordable Rent (no / %)” for “Social Rent (no / %)”

On Page 48: Under “Proposed Use / Operator” substitute “Extra Care Housing Accommodation, Shared Ownership and General Needs Wheelchair Affordable Accommodation / Harrow Churches Housing Association” for “Extra Care Housing Accommodation / Harrow Churches Housing Association”

**Addendum Item 3:**

Amendments to site plan boundary: The proposed boundaries has been amended to match those that will be used for the purposes of land transfer. Revised plan numbers have been included under the updated version of Condition 2 under Addendum Item 4 below.

On page 54, Paragraph 2.12, substitute the following:

“The following amendments were received by the Local Planning Authority following the original submission of the planning application:

- Minor amendments/corrections to window sizes and details, and the refuse door
- Minor adjustments to internal layout of shared ownership accessible M(4)3flats
- Amended red line boundary to exclude the section of public pathway that will not be transferred to HCHA

**Addendum Item 4:**

Page 90-102 – Corrections to Conditions

For Condition 2 substitute:

2. Approved Plans and documents

Unless otherwise agreed in writing by the local planning authority, the development shall be carried out, retained and completed in accordance with the following approved drawings and documents:

207/PL13/P1; 207/PL11/P1; 207/PL12/P1; 207/PL01/P2; 2798-LA-02 Rev D; 207/PL102/P3; 207/PL103/P3; 207/PL104/P3; 207/PL105/P2; 207/PL106/P2; 207/PL300/P2; 207/PL108/P1; 207/PL109/P2; 207/PL110/P2; 207/PL111/P2; 207/PL112/P1; 207/PL101/P1; 207/PL107/P2; 207/PL114/P1; 207/PL200/ P1; 207/PL201/P1; 207/PL202/P1; 207/PL100/P2; 207/PL113/P1; 207/PL10/P2; 0618-ASI-11602 Sheet 1 of 2; 0618-ASI-11602 Sheet 2 of 2 (Full Utility); Cover letter dated 16<sup>th</sup> October 2018; Affordable Housing Statement Part One Extra Care Housing dated October 2018; Letter from Head of Housing Regeneration and Divisional Director of People Services Strategy, dated 2 October 2018; Accommodation Management Plan – Extra Care Housing dated October 2018; Explosive Ordnance Desk Top Study for Project 18304 Woodlands Road [Ref: EOD/18/18304/DTS/Woodlands Road Harrow HA1 2RS]; Document listed Current Extra Care developments; Arboricultural Implications Assessment for Proposed Redevelopment dated 19<sup>th</sup> October 2018 [Ref: J54.97]; Nocturnal Emergence and Dawn Re-entry bat Survey dated October [Ref: RT-MME-129167]; Preliminary Bat Roost Assessment dated October 2018 [Ref: RT-MME-128778-02]; CIL Planning Application Additional Information Requirement Form; Outline Construction Logistics Plan dated October 2018; Daylight & Sunlight Assessment dated October 2018 [Ref: P18-096, Issue 02]; Design and Access Statement V1 dated October 2018; Preliminary Ecological Appraisal dated October 2018 [Ref: RT-

MME-128778-01]; Affordable Housing Statement Part Two Shared Ownership Housing dated October 2018; Flood Risk Assessment & Drainage Strategy dated October 2018 [Ref: WIE14746-100-R-1-2-1-FRA]; Combined Geotechnical and Ground Contamination Risk Assessment dated 19<sup>th</sup> July 2018 [Ref: R18-13017/ds; Geo-Environmental Data and Historical maps dated 6<sup>th</sup> June 2018 {Ref: R18-13017/map} with Appendices; Heritage Assessment, Former Sea cadet's Site, Woodlands Road, Harrow, dated October 2018 [Ref: 00007 V.1]; Landscape Strategy dated October 2018 [Ref: 2798-RE-01 Rev E; Acoustic Assessment of a Proposed Residential Development at Watkins House, Harrow dated October 2018 [Ref: 180909-R001A] dated October 2018; Supporting Planning Statement dated October 2018; Energy & Sustainability Statement dated October 2018 [Ref P18-096, Issue No. 2]; Transport Assessment dated October 2018; Travel Plan Statement dated October 2018

For Condition 4 substitute:

3. Trees 1 (Pre-commencement)

The development hereby permitted shall not commence until there have been submitted to, and approved in writing by, the local planning authority, a site-specific tree protection plan and method statement based on the approved Arboricultural Implications Assessment for Proposed Redevelopment dated 19<sup>th</sup> October 2018 [Ref: J54.97], and to include:

- a) details of no-dig in relation to new parking areas, driveways, and relevant sections through them; and
- b) details of site access, temporary parking, material storage, site hut etc.

The development shall be undertaken in accordance with the approved details, to be supervised on site by an Arboricultural Consultant. The tree protection measures shall be erected before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority. To ensure the development is constructed in a manner which safeguards the trees on the site and that works do not impact on Root Protection Zones, this is a PRE-COMMENCEMENT condition.

REASON: To ensure that the trees to be retained on the site are not adversely affected by any underground works, in accordance with policy DM 22 of the Harrow Development Management Policies Local Plan (2013).

For Condition 6 substitute:

6. Biodiversity Protection (Pre-commencement)

No site works, including demolition, shall commence until a plan, detailing

- (a) the prevention of avoidable harm or disturbance to protected species, other

wildlife and key biodiversity features to be deliberately retained or likely to be present on site; and

- (b) how these will be disseminated to and implemented by contractors and any sub-contractors,

has been submitted to, and agreed in writing by, the local planning authority. All works undertaken shall be carried out in accordance with the details so agreed unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that the development makes appropriate provision for the protection of biodiversity in accordance with policy 7.19 of The London Plan (2016), policy AAP8 of the Harrow & Wealdstone Area Action Plan (2013), and policy DM20 of the Harrow Local Plan (2013).

For Condition 7 substitute:

7. Levels

No site works or development shall commence (other than demolition works) until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the level of the site, have been submitted to the Local Planning Authority in writing to be agreed. The development shall be carried out in accordance with the details so agreed.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement in accordance with policy AAP4 of the Harrow & Wealdstone Area Action Plan (2013) and policies DM 1, DM 10 and DM 42 of the Harrow Development Management Policies Local Plan (2013).

For Condition 8 substitute:

8. Surface Water Drainage Strategy

No development shall take place other than works of demolition until details of works for the disposal of surface water, including surface water attenuation and storage, have been submitted to the Local Planning Authority in writing and agreed. The submitted details shall include a Management Plan for disposal of ground water during construction phases, measures to prevent water pollution, full details of drainage layout including details of the outlet and cross section of proposed storage, any flow restrictions proposed, full details of SuDS including flood displacement storage levels for existing and lowered areas, and permeable paving/surfacing and their management and maintenance. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: To ensure that the development achieves an appropriate greenfield run-off rate in this critical drainage area and to ensure that sustainable urban drainage measures are exploited, in accordance with London Policies 5.13 & 5.15 of the London Plan (2016), policy AAP9 of the Harrow & Wealdstone Area Action Plan (2013), and built-in to the Policy DM 10 of the Harrow Development Management Policies Local Plan (2013). To ensure that measures are agreed and development to manage and reduce surface water run-off.

For Condition 10 substitute:

#### 10. Culvert – if within 5m/3m

A. Notwithstanding the approved plans, no development shall take place, other than works of demolition until an on-site survey and trial pits have been undertaken to ascertain the precise location of the culvert within the site boundaries. The details of this survey and trial pits shall be provided to the local planning authority for its approval in writing prior to any further works on site (other than demolition). Should the survey find the proposed development would be within 5 metres of the culvert, the separate prior written consent of the LB Harrow's Drainage Authority will be required as per Informative 4 of this permission.

B. Should the survey find the proposed development would be within 3 metres of the culvert, no further works shall take place until a scheme to ensure appropriate strengthening and protection of the culvert has been submitted to the local planning authority and approved in writing.

The development shall be implemented in accordance with the details as so agreed and retained in that form thereafter.

REASON: To ensure that the development would not result in damage to the existing watercourse, in accordance with Policy AAP9 of the Harrow & Wealdstone Area Action Plan (2013), and Policy DM 11 of the Harrow Development Management Policies Local Plan (2013).

For Condition 11 substitutes:

#### 11. Cycle Parking Details and Amended Plans

Notwithstanding the details shown on the approved drawing, the development hereby permitted shall not progress beyond damp proof course level until revised details of the cycle parking spaces on the site have been submitted to the Local Planning Authority in writing to be agreed. The revised details shall include:

- a) A total of 30 secure, sheltered long-stay cycle parking spaces for the shared ownership units;
- b) One long stay and 3 short stay cycle parking spaces for the extra care units, as well as a minimum of 1 secure, sheltered long-stay cycle space for staff use;
- c) At that least 5% of the cycle parking spaces be designed for adopted/ cargo bikes in line with the LCDS, and provide shower and changing facilities for the staff of the extra care units;
- d) 1 motorcycle parking space;
- e) Access for waste storage adjacent Crystal Way re-sited to be within 10m of the boundary; and
- f) The private amenity areas for the 2 no. wheelchair adapted affordable rent flats.

The cycle parking shall be implemented on site for the sole use of the development in accordance with the details so agreed and shall be retained for the lifetime of the development. The provision of the private amenity area of the 2 no. wheelchair adapted units shall be put in place prior to the occupation of these units.

REASON: To ensure the satisfactory provision of safe cycle storage facilities, to provide facilities for all the users of the site and in the interests of highway safety and sustainable transport, and provision of satisfactory private amenity for future occupiers in accordance with policies 7.4B and 6.9B of The London Plan 2016,

policies AAP4, AAP 13, and AA19 of the Harrow & Wealdstone Area Action Plan (2013) and policies DM27 and DM42 of the Harrow Development Management Policies Local Plan (2013).

For Condition 13 substitute:

**13. Materials**

Notwithstanding the details shown on the approved drawings, the development shall not progress beyond damp proof course level until samples of the materials (or appropriate specification) to be used in the construction of the external surfaces noted below have been submitted to the Local Planning Authority to be agreed in writing,:

- a) facing materials for the buildings;
- b) windows/ doors;
- c) balconies and terraces including privacy screens;
- d) boundary treatment including all pedestrian/ access gates; and
- e) ground surfacing.

The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: To ensure that the development is carried out to the highest standards of architecture and materials in accordance with Policies 7.6 and 7.7 of the London Plan (2016), Policy AAP4 of the Harrow & Wealdstone Area Action Plan (2013) and Policy DM 1 of the Harrow Development Management Policies Local Plan (2013).

For Condition 14, substitute:

**14. Window and Door Reveals**

Notwithstanding the details shown on the approved drawings, the construction of the buildings hereby approved shall not commence beyond damp proof course level until there has been submitted to and approved in writing by the Local Planning Authority detailed sections at metric scale 1:20 through all external reveals of the windows and doors on each of the elevations. In the event that the depth of the reveals is not shown to be sufficient, a modification showing deeper reveals shall be submitted for approval in writing. The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that the development is carried out to the highest standards of architecture and materials in accordance with Policies 7.6 and 7.7 of the London Plan (2016), Policy AAP4 of the Harrow & Wealdstone Area Action Plan (2013), and Policy DM 1 of the Harrow Development Management Policies Local Plan (2013).

For Condition 22 substitute:

**22. Revised Travel Plan**

The development hereby permitted shall not be occupied until there has been first submitted to, and approved in writing by, the local planning authority a revised full Travel

Plan to include targets to promote model shift towards active travel. Details should include:

- a) Travel plan background and policies;
- b) Site Audit;
- c) Proposed development description;
- d) Clear objectives;
- e) Management – Provide a TPC in 3 months prior first occupation and contact details submitted to the council;
- f) A baseline survey should be undertaken within 6 months of first occupation of 75% of occupation, whichever comes first;
- g) Targets should be in agreement with the council after the baseline survey;
- h) Measures – initiatives that will be introduced to achieve the targets;
- i) Funding – expression of commitment from the developer that the travel plan will be secured through its life;
- j) Monitoring and review – monitoring surveys should be undertaken at years 1, 3 and 5 and review reports submitted to the council within 1 month after the surveys; and
- k) A comprehensive action plan.

The travel plan shall be implemented as agreed unless otherwise agreed in writing by the local planning authority.

REASON: To promote sustainable modes of travel for the future occupiers of the development, in accordance with Policy 6.9 of the London Plan (2015), policy AAP20 of the Harrow & Wealdstone Area Action Plan (2013) and Policy DM 43 of the Harrow Development Management Policies Local Plan (2013).

For Condition 29 substitute:

#### 29. Energy and Sustainability

The development shall be undertaken in accordance with the Energy & Sustainability Statement. Within 3 months (or other such period agreed in writing by the Local Planning Authority) of the final completion of the development a post construction assessment shall be undertaken demonstrating compliance with the approved Energy & Sustainability Statement by Mecserve dated October 2018 [Ref P18-096, Issue No. 2], which thereafter shall be submitted to the Local Planning Authority in writing to be agreed the Local Planning Authority for written approval.

REASON: To ensure the delivery of a sustainable development in accordance with the National Planning Policy Framework 2012, policies 5.2.B/C/D/E of The London Plan (2016) and policies DM 12, DM 13 and DM 14 of the Harrow Development Management Policies Local Plan.



Addition of Condition 34, to read:

34. Trees 3

No development shall take place other than works of demolition until there have been submitted to, and approved in writing by, the local planning authority, a site-specific tree protection plan and method statement based on the approved Arboricultural Implications Assessment for Proposed Redevelopment dated 19th October 2018 [Ref: J54.97], and to include

- a) details / location of new drainage, underground utilities/services;

The development shall be undertaken in accordance with the approved details, to be supervised on site by an Arboricultural Consultant. The tree protection measures shall be erected before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority..

REASON: To ensure that the trees to be retained on the site are not adversely affected by any underground works, in accordance with policy DM 22 of the Harrow Development Management Policies Local Plan (2013).

**Addendum Item 5:**

Page 104 – Informatives 2 and 3: CIL liable figures are incorrectly given.

For Informative 2 substitute:

2. INFORMATIVE: CIL

Please be advised that approval of this application (either by Harrow Council, or subsequently by PINS if allowed on Appeal following a Refusal by Harrow Council) will attract a liability payment of £636, 475 of Community Infrastructure Levy. This charge has been levied under Greater London Authority CIL charging schedule and s211 of the Planning Act 2008.

Harrow Council as CIL collecting authority on commencement of development will be collecting the Mayoral Community Infrastructure Levy (CIL).

Your proposal is subject to a CIL Liability Notice indicating a levy of £359,574.62

for the application, based on the levy rate for Harrow of £35/sqm and the stated increase in floorspace of 7071sqm (C3 use)

You are advised to visit the planningportal website where you can download the appropriate document templates.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

For Informative 3 substitute:

### 3. INFORMATIVE: Harrow CIL

Harrow has a Community Infrastructure Levy which will apply Borough wide for certain uses of over 100sqm gross internal floor space. The CIL has been examined by the Planning Inspectorate and found to be legally compliant. It will be charged from the 1st October 2013. Any planning application determined after this date will be charged accordingly. Harrow's Charges are:

Residential (Use Class C3) - £110 per sqm;

Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui generis)- £55 per sqm;

Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4) Hot Food Takeaways (Use Class A5) - £100 per sqm

All other uses - Nil.

The Harrow CIL contribution for this development is £1,125,046.61

## Agenda Item 10 - Representations on Planning Applications

*The following request was received from an objector after the deadline. This late request is to be considered by the Committee at the beginning of the meeting.*

<b>Item:</b>	<b>Address:</b>	<b>Speakers:</b>
<b>2/04</b>	<b>Anmer Lodge</b>	<b>Objector:</b> Pooja Shah <b>Applicant:</b> Name TBC