

HARROW COUNCIL

ADDENDUM

PLANNING COMMITTEE

DATE: 22nd January 2020

<p>1/01</p>	<p>Amend paragraph 5.52 to read:</p> <p>The overall public consultation period expired on 15/11/2019. 210 letters and a petition of 170 signatures of objection for the application and 5 support letters were received.</p> <p>Amend Arboricultural Officer comments: DELETE “the above discrepancy is cleared up and”</p> <p>Objection email received 17/01/2020 stating:</p> <p>“The planning department feel that "Whilst noting the less than substantial harmful impact on the Conservation Area, the wider Educational benefits to both John Lyon School and the wider community are considered to outweigh these concerns in this instance”.</p> <p>This is a clearly non-sensical argument in that there are no benefits to the wider community in the proposal, certainly not to the 200 members of the community opposing the development, or even in the widest context possible i.e.. there is no increase in school numbers and the school have confirmed they have no plans to increase school numbers. There would also be very little educational benefit to the John Lyon (given that they are already oversubscribed and are doing well in academic achievement if their web site is to be believed).</p> <p>We do not understand therefore why the planning department feel that the potential benefit to the John Lyon (a commercial enterprise) outweigh the cost to the local residents and conservation area.</p> <p>Furthermore the school's stated aims would be better achieved, as previously suggested, with an appropriately designed new building, with perhaps a slight increase in footprint, and appropriate use of the topography on the current Oldfield house site. There is precedent for this, given the previously successful science extension (P/3420/06), particularly if a new design on the current Oldfield House adds substantially to the conservation area. Furthermore any disruption to teaching can be better ameliorated with the use of temporary classrooms as previously demonstrated by the school (West/3873/02/FUL).</p> <p>This would achieve the schools purported aims, minimise disruption to pupils, not require any substantial amendments to the section 106 agreement, and, provided it is</p>
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	<p>an appropriate design for the location, would benefit the conservation area and have the full support of local residents.”</p>
<p>2/03</p>	<p>1. ADDENDUM ITEM 1: Amendments to drawing condition to include the amended Events Management Plan. The Events Management Plan sets out the management arrangements proposed to be deployed during High Holy Events and other large events. The plan includes an agreement with KSIMC mosque on Wood Lane to utilise their 120 space car park for events and to operate a shuttle mini-bus service transporting congregation members to the site. It is noted that the previous arrangement with St John’s School no longer forms part of the Events Management Plan in light of the agreement with the Islamic Centre.</p> <p>In addition the document references on-going discussions with the owner of the Abercorn Everest restaurant on Stanmore Hill, principally for parking (c. 15 - 20 cars) on a Saturday morning (during Sabbath service 10am - 12 noon) when the restaurant is closed.</p> <p><u>Approved Drawing and Documents</u></p> <p>Save where varied by other planning conditions comprising this planning permission, the development hereby permitted shall be carried out, completed and retained in accordance with the following approved plans and documents:</p> <p>Plans: 3189_001; 3189_011; 3189_020; 3189_050 Rev B; 3189_051 Rev E; 3189_052 Rev G; 3189_053 Rev G; 3189_060 Rev D; 3189_070 Rev E; 3189_071 Rev E; 3189_072 Rev F; 3189_073 Rev A; 3189_074; 3D images; 3189_076 Bay Study.</p> <p>Documents: David Clark Arboricultural Report October 2018 (including Arboricultural Impact Assessment and Arboricultural Method Statement) and Tree Protection Plan Drwg No TPP/65SHS/010 Rev A; BVP Daylight and Sunlight Report October 2018; Design and Access Statement; CSA Environment Ecological Technical Note September 2018; EAS Flood Risk Assessment and Sustainable Drainage Statement December 2018; Heritage Collective Heritage Statement October 2018; NSL Planning Noise Assessment September 2018; TRC Phase I/II Geo-environmental Site Assessment October 2018; SLR Phase I/II Geo-environmental Site Assessment November 2017; SLR Factual Geo-Environmental Report; LSR Groundwater Monitoring Report May 2017; Planning Statement January 2019; EAS Transport Statement December 2018; Heritage Statement Addendum April 2019; Scheme Amendments and Responses to Consultation Responses – Addendum to Planning Statement May 2019; Stanmore Hill Synagogue Events Management Plan (draft) April 2019; Supplemental Planning Note: Synagogue Membership and Saturday Sabbath Service Arrangements July 2019.; Revised Draft Stanmore Hill Events Management Plan January 2020.</p> <p>REASON: For the avoidance of doubt and in the interests of proper planning.</p>

Letter of agreement from KSIMC:

9th January 2020
Mr Mark Phillips
Co-Chair
Mosaic Jewish Community
39 Bessborough Road, Harrow HA1 3BS

Re: Parking for Synagogue Community Major Events

Thank you for meeting us and discussing your plans for your Synagogue at Stanmore Hill.

In the interests of multi faith collaboration we will be delighted to assist you by allowing the use of our car park for your Major Events. I can confirm that we would be able to offer 120 of our car parking spaces to yourselves.

As we have investigated, there are no clashes in our religious calendars at least for the next 10 years.

I wish you success with your planning application and we look forward to working together in the future.

Yours Sincerely
With Salaams and Duas
Musafir Somani
Hon Secretary
The KSIMC of London
Registered Charity in UK No. 288356

2. ADDENDUM ITEM 2: A letter in support of the application has been received by Councillor Navin Shah and circulated to members of the planning committee.

The letter highlights the suitability of the location in relation to the community it serves and suggests that the parking related issues raised by residents have been addressed and suitably mitigated by the applicant.

3. ADDENDUM ITEM 3: In addition a further 180 letters of support of the application from the Mosaic community have been submitted to the Council.
4. ADDENDUM ITEM 4: Recommendation B amended to include the Chair of Planning to be consulted should the Section 106 not be completed prior to 4th February.

RECOMMENDATION B

That if, by 4th February 2020 or such extended period as may be agreed in writing by the Chief Planning Officer in consultation with the Chair of Planning Committee, the section 106 Planning Obligation is not completed, then delegate the decision to the Chief Planning Officer to **REFUSE** planning permission for the following reason.

1. The proposed development, in the absence of a Legal Agreement to

	<p>provide appropriate improvements, benefits and monitoring that directly relate to the development, would fail to adequately mitigate the impact of the development on the wider area and provide for necessary social, transport and physical infrastructural improvements arising directly from the development, contrary to the National Planning Policy Framework (2019), policies 6.3, 6.9, 6.13 and 8.2 of The London Plan (2016), policy CS1 R of the Harrow CS (2012) and Policies DM1, DM 46 and DM50 of the Harrow Development Management Policies Local Plan (2013).</p>
<p>1/05</p>	<ol style="list-style-type: none"> 1. Under Recommendation B insert after Interim Chief Planning Officer ‘in consultation with the Chair of the Planning Committee’ 2. In reference to paragraph 6.11.9 relating to flood risk, the applicant has provided the outstanding details as requested by the Council’s Drainage Engineer. The Council’s Drainage Engineer has confirmed that the CFS provided on site is satisfactory and subject to the imposition of standard drainage conditions there is no further objection to the proposal. 3. In reference to paragraph 6.10.6 relating to transport impact, TfL have confirmed in writing that having regard to the bus service contribution already secured under the extant outline permission, the level of bus service contribution sought for this application has been reduced £475,000. This has been put forward to the applicant for their consideration. The outcome of this shall be reported at the meeting.
<p>1/02</p>	<p>ADDENDUM ITEM 1: Recommendation B amended to include the Chair of Planning to be consulted should the Section 106 not be completed prior to 4th February.</p> <p>RECOMMENDATION B</p> <p>That if, by 4th February 2020 or such extended period as may be agreed in writing by the Chief Planning Office in consultation with the chair of Planning Committee, the section 106 Planning Obligation is not completed, then delegate the decision to the Chief Planning Officer to REFUSE planning permission for the following reason.</p> <ol style="list-style-type: none"> 2. The proposed development, in the absence of a Legal Agreement to provide appropriate improvements, benefits and monitoring that directly relate to the development, would fail to adequately mitigate the impact of the development on the wider area and provide for necessary social, environmental and physical infrastructural improvements arising directly from the development, contrary to the National Planning Policy Framework (2019), policies 3.6, 3.11, 5.2, 5.3 and 6.11 of The London Plan (2016), Core Strategy (2012) policy CS1 and policies DM1, DM13, DM14, DM19, DM43 and DM50 of the Harrow Development Management Polices Local Plan and the Supplementary Planning Document: Planning Obligations & Affordable Housing (2013).

Agenda Item 10 – Representations on Planning Applications

1/01	John Lyon School Middle Road HA2 0HN - P/1813/19	Ashley Vickers – objector Nick Pryor – agent Councillor Dan Anderson – backbencher Councillor Phillip Benjamin – backbencher
1/04	Safari Cinema, Station Road – P/3043/19	Elisha Sempa– objector Emma White – agent
1/05	Plots D1, D2, D4, D5 and D6 (Development Zone D) of Harrow View East Masterplan Site, Harrow View East (Former Kodak Factory Site) Headstone Drive – P/3944/19	Amit Shah – objector Martin Scholar – applicant
2/03	65 Stanmore Hill - P/0310/19	Thea Gudgeon – objector Lawrence Chadwick – applicant Councillor Philip Benjamin – backbencher