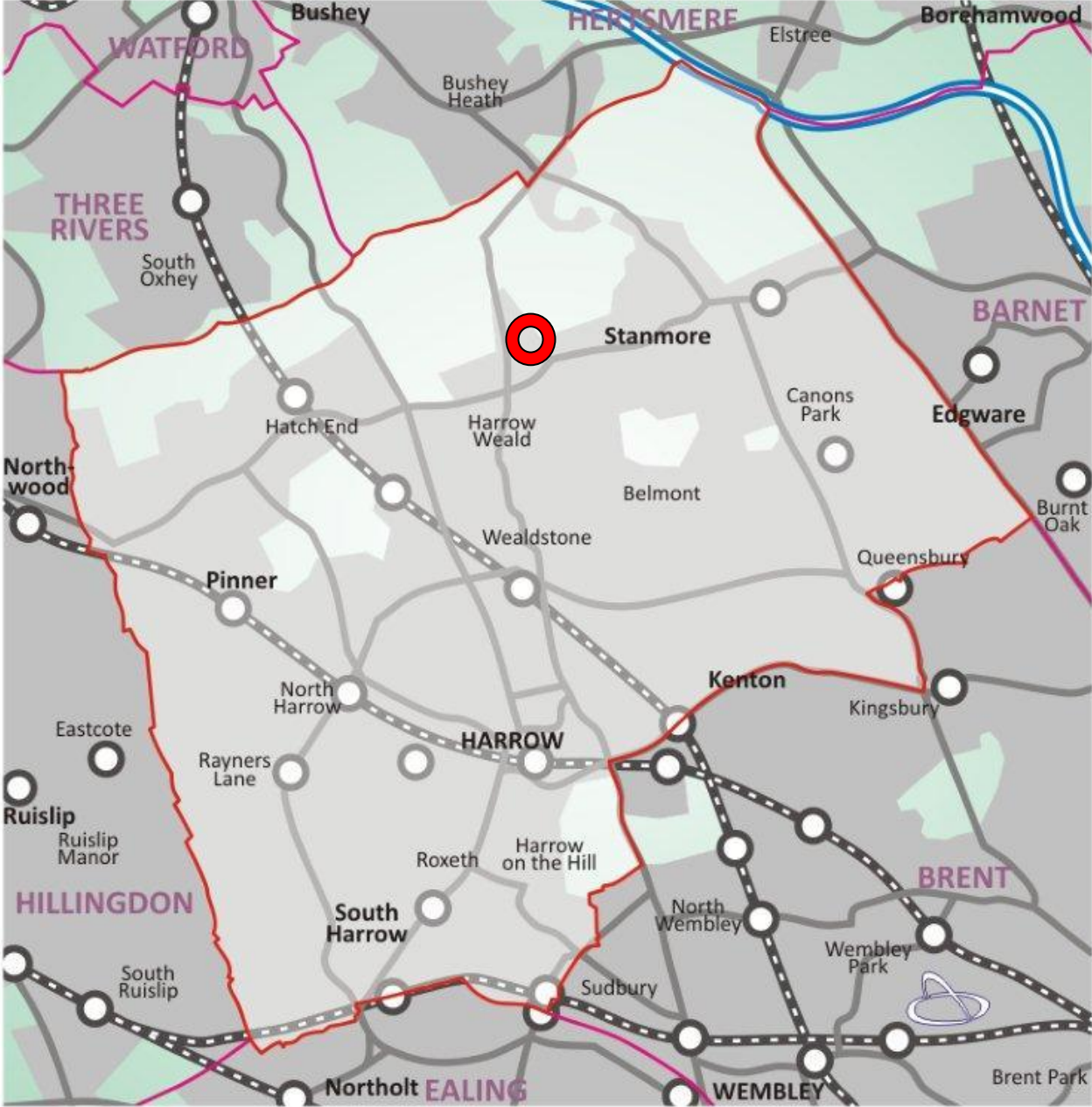
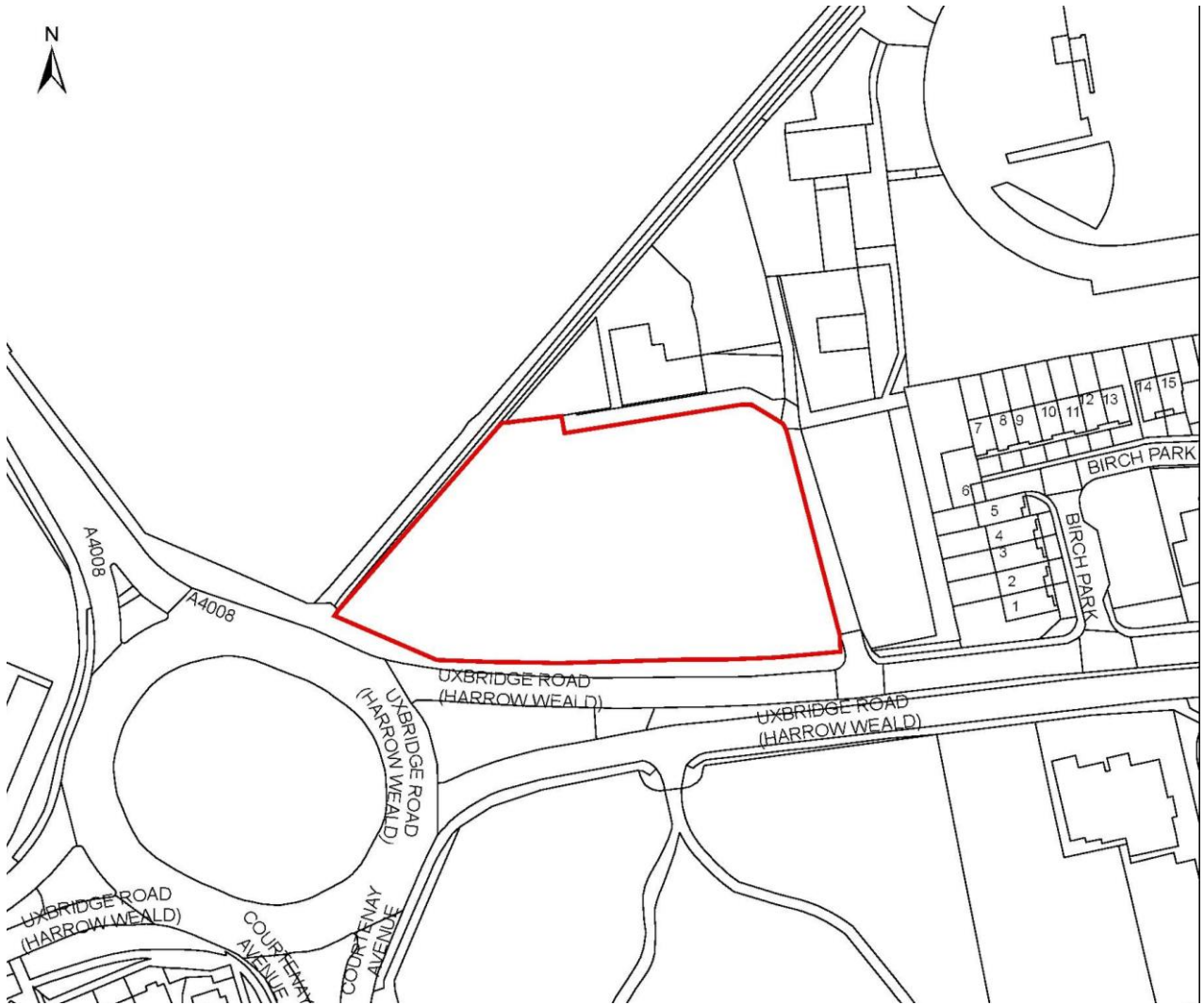


 = application site



Land fronting Uxbridge Rd Forming Park of Bannister Outdoor Sports Centre	P/5094/19
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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

22nd July 2020

APPLICATION NUMBER: P/5094/19
VALID DATE: 16TH DECEMBER 2019
LOCATION: LAND FRONTING UXBRIDGE ROAD,
FORMING PART OF BANNISTER OUTDOOR
SPORTS CENTRE
WARD: HARROW WEALD
POSTCODE: HA3 6SW
APPLICANT: ADVENTURE EXPERIENCE LTD
AGENT: DOWSETTMAYHEW PLANNING
PARTNERSHIP
CASE OFFICER: NABEEL KASMANI
**EXTENDED EXPIRY
DATE:** 24TH JULY 2020

PROPOSAL

Details pursuant to conditions 3 (tree protection), 4 (details of pruning), 7 (ecology mitigation and monitoring), 8 (noise report), 9 (surface water disposal), 10 (foul sewage disposal), 11 (construction method statement), 12 scheme of landscaping) and 15 (external materials) attached to planning permission P/0672/18 dated 23/09/2019 for creation of an 18 Hole Golf adventure experience facility including theme props and ancillary kiosk; Refuse Storage in car park area

RECOMMENDATION

The Planning Committee is asked to:

- 1) Agree the reasons for approval as set out in this report, and
- 2) Approve the details

REASON FOR THE RECOMMENDATIONS

Planning permission for the creation of an 18 hole golf adventure experience facility including theme props and ancillary kiosk and refuse storage in the car park area was granted under application reference P/0672/18 dated 23/09/2019, subject to conditions. The application seeks to discharge to conditions 3 (tree protection), 4 (details of pruning), 7 (ecology mitigation and monitoring), 8 (noise report), 9 (surface water disposal), 10 (foul sewage disposal), 11 (construction method statement), 12 scheme of landscaping) and 15 (external materials).

Officers consider that the details submitted are acceptable to address the reasons why the respective conditions were imposed and would subsequently enhance the quality of the development while mitigating any adverse effects. Accordingly, officers conclude that the proposal is worthy of support and the respective conditions can be discharged.

INFORMATION

This application is reported to Planning Committee at the request of a nominated member in the public interest and therefore falls within proviso A of the Scheme of Delegation.

Statutory Return Type:	E.18. Minor Development, all other
Council Interest:	n/a
Net Additional Floorspace:	n/a
GLA Community	
Infrastructure Levy (CIL):	n/a
Local CIL requirement:	n/a

HUMAN RIGHTS ACT

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

EQUALITIES

In determining this application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

S17 CRIME & DISORDER ACT

Policies 7.3.B and 7.13.B of The London Plan and Policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the proposed access does not adversely affect crime risk.

1.0 SITE DESCRIPTION

- 1.1 This near-triangular shaped site of approximately 0.5 hectares is located on the northern side of the Uxbridge Road, the A410 at the corner of Oxhey Lane just northwest of the roundabout where Oxhey Lane, Uxbridge Road and Courtenay Avenue meet. It serves as a section of an informal space between Bannister Sports Ground and the main Uxbridge Road. Access to the site is via Uxbridge Road. The Roger Bannister Sports Centre is owned by Harrow Council.
- 1.2 The current site is an open space which forms an area of mown grass which often serves as an overspill car parking area during events at the Roger Bannister Sports Centre on ad-hoc basis.
- 1.3 Immediately to the east of the access serving the sports ground is the centre car park. Further to the east is Birch Park, which is residential street of a cluster of detached, semi-detached and terrace properties forming a cul-de-sac. To the north lies the Lodge, a residential single-storey building and the Roger Bannister Sports Ground and Stadium.
- 1.4 The site is located within a Green Belt and Open Space, Sports and Recreation Site Typologies and Area of Special Character as designated within the proposals map to the Local Plan. The National Grid Gas Pipelines pass through the site. There are at least 22 mature (significant) trees along its perimeter, which are by default protected being public trees. The site is relatively flat and the landscape is relatively open in nature with long views to the north.
- 1.5 The area has a Public Transport Accessibility Level (PTAL) of 1/2 and the Uxbridge Road is a Strategic Route.

2.0 PROPOSAL

- 2.1 The application proposes to discharge Conditions 3 (tree protection), 4 (details of pruning), 7 (ecology mitigation and monitoring), 8 (noise report), 9 (surface water disposal), 10 (foul sewage disposal), 11 (construction method statement), 12 scheme of landscaping) and 15 (external materials) attached to planning permission P/0672/18 dated 23/09/2019

3.0 RELEVANT PLANNING HISTORY

Ref no.	Description	Status & date of decision
P/0672/18	Creation of an 18 hole golf adventure experience facility including theme props and ancillary kiosk; refuse storage in car park area	Grant: 23/09/2019
P/4748/18:	Upgrading and regrading of existing sports pitches to create four natural grass pitches and one 3G synthetic pitch with floodlights, Maintenance	Granted: 02/08/2019

	Equipment Store & Two Team Dugouts; associated landscaping and security fencing (4.5m high ball stop fence and 1.2m-2m high pitch perimeter barrier)	
P/5217/19	Details pursuant to s106 obligations for landscape and ecological management plan details of travel plan co-ordinator travel plan and event management plan attached to planning permission p/0672/18 dated 23.9.19	Under Consideration
P/3959/19	Creation of 49 additional car parking spaces (inclusive of 2 disabled spaces); replacement of path	Under Consideration

4.0 **CONSULTATION**

4.1 There is no statutory requirement to consult adjoining occupiers for an application for approval of details reserved by condition.

4.2 Four letters of objection have been received. A summary of the responses received are set out below with officer comments in Italics.

Summary of Comments
<ul style="list-style-type: none"> - Lake overflow pipe crosses a major high pressure gas main pipeline - Proposed lake location will damage existing bannister football fields main drainage pipe - Drainage details of surfaces are not sufficiently specified <p><u>Condition 3:</u></p> <ul style="list-style-type: none"> o No detail of the location of electricity supply cables, water supply pipes, phone line cables, electric cables to animatronic dinosaurs o No definition of foundation required for fixing the dinosaur props o T12 is a Hornbeam and not Common Beech. Proposal permits destruction of a mature Hornbeam Tree wrongly identified, which is worth saving as being indicative of ancient woodland which is now Green Belt <p><u>Condition 8</u></p> <ul style="list-style-type: none"> o The noise modelling report is invalid. What is the actual height of the loudspeakers and what noise modelling with these heights produce at neighbouring houses? <p><u>Condition 9</u></p> <ul style="list-style-type: none"> o Previous water strategy document is flawed o Lake location and depth is in conflict with the existing Bannister football fields main rainwater drainage pipe o Discharge pipe crosses over the high pressure gas main pipeline o Culvert referred to does not sustain waterflow o Existing drainpipe will be damaged by excavations resulting in greater

flooding

- Much of the golf course will not be permeable
- No drainage maintenance plan
- How can the sewerage design be approved without drawings

Condition 10

- Cannot be fulfilled without construction of the sewage disposal works on the site which has not occurred

Condition 15

- Construction materials for drainage artefacts not specified
- Conflicting information on materials for the path
- No definition of proposed dinosaurs

- Total control of managing the parking for the site on Bannister 'event' days in the hands of Adventure Experience Ltd

As detailed below, the details submitted are considered acceptable to address the reasons why the respective conditions were imposed. The details are considered acceptable in the professional judgement of council officers and in conjunction with the statutory functions of the respective departments.

4.3 Statutory and Non Statutory Consultation

4.4 The following consultations have been undertaken and a summary of the consultation responses received are set out below.

Consultee and Summary of Comments

Highways Officer

The submitted information is acceptable

Drainage Engineer

The drainage conditions can be approved. Thames Water Consent should be submitted once it is granted.

In response to the objections raised by the neighbouring occupier

- It is possible for an overflow from the lake to cross the high pressure gas main with the gas utilities permission. It would likely need to be hand dug, but would nonetheless have to accord with the relevant legislations in place to safeguard the gas main
- The drainage pipe from the football field could be diverted
- The flooding of the site is likely to improve with new drainage likely proposed for the development for the enhanced football pitches to the north of the site
- The applicant is aware that construction materials need to be permeable
- The site is not discharging to the culvert. It has been discussed with the applicant and they need TW consent to discharge into a public surface water sewer
- All drainage design should be in line with the approved FRA reference

Arboricultural Officer

No objection to the information provided. The respective conditions can be discharged. The Hornbeam was misidentified in the survey and this error was commented on to the case officer on the original planning application. However it is not significant in the wider proposals and existing comments remain unchanged. Whilst I was not wholly supportive of the loss of the Hornbeam, its condition and location in relation to the development was such that removal was required in any event.

Landscape Officer

The revised and additional information is acceptable and the landscape conditions can be discharged

Biodiversity Officer

I'm happy enough with the supplied information as being proportionate to the scheme with regard to biodiversity matters, including in relation to Condition 12. For my part, the pre-commencement part of Condition 7 can be considered to be adequately discharged.

Environmental Health Officer

The condition can be considered discharged subject to the recommended mitigation measures outlined on page 20 (part 11) of the noise report Issue 2 – 15/08/2018.

Cadent Gas

I need more information on the excavations that will need to be completed and any structures that are going to be built to be able to complete my assessment *However, no further response was received following emails from the case officer to Cadent Gas requesting clarity on the information being sought*

5.0 POLICIES

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

'If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.'

5.2 The Government has issued the National Planning Policy Framework [NPPF 2019] sets out the Government's planning policies for England and how these should be applied, and is a material consideration in the determination of this application.

5.3 In this instance, the Development Plan comprises The London Plan 2016 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP],

the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].

- 5.4 While this application has been principally considered against the adopted London Plan (2016) policies, some regard has also been given to relevant policies in the Draft London Plan (2019), as this will eventually replace the current London Plan (2016) when adopted and forms part of the development plan for the Borough.
- 5.5 The document was originally published in draft form in December 2017 and subject to Examination in Public (EiP) with the Panel's report published in October 2019. The Mayor of London has considered these recommendations, and has either accepted them or where not, provided justification as to why accepting them would not be appropriate. The Mayor has now submitted to the Secretary of State an 'Intend to Publish' version of The Plan. It is for the Secretary of State to determine whether he agrees with the revised Plan and it ought to be published in that form.
- 5.6 The Draft London Plan is a material planning consideration that holds significant weight in determining planning applications, with relevant policies referenced within the report below and a summary within Informative 1.

6.0 ASSESSMENT

6.1 Discharge of Conditions:

- Conditions 3 and 4: Arboriculture
- Condition 7: Biodiversity
- Condition 8: Noise
- Condition 9 and 10: Disposal of Surface Water and Sewage
- Condition 11: Construction Method Statement and Management Plan
- Condition 12: Landscaping
- Condition 15: Materials

6.2 Conditions 3 and 4: Arboriculture

6.2.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016):
- The draft London Plan (2019):
- Harrow Core Strategy (2012):
- Harrow Development Management Policies (2013):

6.2.2 Condition 3 states:

Prior to commencement of development (including demolition and all preparatory work) a scheme for the protection of the retained trees, in accordance with BS5837 including a tree protection plan (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved by the LPA

Specific issues to be dealt with in the TPP and AMS:

-Location and installation of services / utilities / drainage

-Details of construction within the RPA or that may impact on the retained trees

-Specification for construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of areas of roads and parking areas to be constructed using no-dig. Details shall include relevant sections through them

-Levels and cross-sections to show that raised levels of surfacing where no-dig is used, demonstrating that they can be accommodated in finished levels and where they meet with any adjacent building damp-proof courses

-Details of foundation type / design to be used for buildings (e.g. proposed new kiosk) proposed within the RPA of retained trees

-Specification for protective fencing to protect trees during construction phases and plan indicating alignment / position of protective fencing

-Tree protection during construction shown on a TPP and construction activities clearly identified as prohibited within this area

-Details of site access, temporary parking, site huts etc., loading unloading and storage of materials, equipment and waste

-Boundary treatments within the RPA

-Arboricultural supervision and inspection by the appointed consultant or suitably qualified tree specialist and during key stages of development: installation / inspection of protective fencing prior to development, installation of new surfacing using no-dig methodology, any other activities taking place within RPA of retained tree.

REASON: Required to avoid any irreversible damage to retained trees pursuant to section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site

6.2.3 Condition 4 states:

Prior to commencement of development details of all proposed Access Facilitation Pruning shall be submitted to and approved by the LPA. The approved works shall be carried out in accordance with BS3998:2010

REASON: Required to avoid any irreversible damage to retained trees pursuant to section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site.

6.2.4 The Council's Arboricultural Officer has reviewed the submitted information and is satisfied that the details submitted would address the reason for the imposition of the conditions. On this basis, it is considered that the details submitted satisfactorily safeguard against any irreversible damage to retained trees pursuant to section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site.

6.3 Condition 7: Biodiversity

6.3.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016):
- The Draft London Plan (2019):

- Harrow Core Strategy (2012): CS1,
- Harrow Development Management Policies (2013):

6.3.2 Condition 7 states:

Prior to the commencement of any works which may affect the biodiversity and ecology makeup of the site, a detailed mitigation and monitoring strategy should be submitted to, and approved in writing by the local planning authority. All works should then proceed in accordance with the approved strategy with any amendment agreed in writing. Full details should be provided in relation to:

-the living wall and roof area

-the pond(s), including details re the overflow. this should be provided in the form a swale

-all plantings and how the biodiversity value of these will be maximised, including a management regime

-'woodcrete' bird and bat boxes to be provided including details of location

-enhancement within the carpark area

-handling of pollution from the carpark

-how the design reflects tree root protection zone requirements

-how the proposals would contribute to natural capital within the green belt in this area

-how noise and, in particular, light impacts on bats and invertebrates would be minimised, including via limiting operating times at certain times of year

REASON: To ensure the development does not have an unacceptable impact on protected species or the overall the ecological value of the site, in accordance polices 7.19 of the London Plan (2016), CS6 B of the Harrow Core Strategy 2012, DM20, DM21 and DM42 of the Harrow Development Management Policies Document 2013.

6.3.3 The information submitted was reviewed by the Council's Biodiversity Officer who is satisfied that with the supplied information as being proportionate to the scheme with regard to biodiversity matters. The Council's Biodiversity Officer has therefore advised that the pre-commencement part of Condition 7 can be considered to be adequately discharged and the proposal would not have an unacceptable impact on protected species or the overall the ecological value of the site, in accordance polices 7.19 of the London Plan (2016), CS6 B of the Harrow Core Strategy 2012, DM20, DM21 and DM42 of the Harrow Development Management Policies Document 2013.

6.4 Condition 8: Noise

6.4.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016):
- The Draft London Plan (2019):
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM28

6.4.2 Condition 8 states:

The use shall not commence until:

1. A noise survey and report addressing all sources of noise involved in/associated for the proposed use, has been submitted and agreed by the LPA; and

2. A scheme which specifies the provisions to be made for the control of noise emanating from the site has been submitted to and approved in writing by the Local Planning Authority.

- The scheme shall include such combination of physical, administrative measures, noise limits, and other measures as may be approved by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

- The objective of the noise control scheme shall be, where practicable, to achieved rating level(s) of noise(s) emitted from the site at least 5dB(A) below the existing background noise level; the noise measurements and assessment shall be made in accordance to the latest British Standard 4142, 'Method for rating industrial noise affecting mixed residential and industrial areas'.

REASON: To safeguard the amenity of residents within the surrounding area

6.4.3 A Noise assessment has been submitted with the application. This details that the speakers for the 'roar' sound effects are hidden underneath small wooden boxes and are no more than 25cm in height with the volume and frequency controllable by staff. The report notes that the predicted sound levels from the proposed development are considered to comply with the relevant standards. The application was referred to the Council's Environmental Health Officer who has advised that the condition can be considered discharged subject to the recommended mitigation measures outlined on page 20 (part 11) of the noise report Issue 2 – 15/08/2018. On this basis, it is considered that the proposal would safeguard the residential amenities of adjoining occupiers and would accord with the relevant policies in this regard.

6.5 Condition 9 and 10 (surface water and sewage disposal)

6.5.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016):
- The Draft London Plan (2019):
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM10

6.5.2 Condition 9 States:

The development of any buildings hereby permitted shall not be commenced until works for the disposal of surface water have been submitted to, and approved in writing by, the local planning authority.

REASON: To ensure that adequate drainage facilities are provided, reduce and mitigate the effects of flood risk following guidance in the National Planning Policy Framework.

6.5.3 Condition 10 States:

The development hereby permitted shall not be commenced until works for the disposal of sewage have been provided on site in accordance with details to be

submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided in accordance with Sewers for Adoption

- 6.5.4 The application was referred to the Council's Drainage Engineer who has advised that the information submitted is satisfactory and that the respective conditions can therefore be approved. Further comments by the drainage engineer on the specific points of objections by the neighbouring residents are addressed in the section 4.4 of the report.

6.6 Condition 11: Construction Method Statement and Management Plan

6.6.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016):
- The Draft London Plan (2019):
- Harrow Core Strategy (2012):
- Harrow Development Management Policies (2013):

6.6.2 Condition 11 States:

Details of a site construction method statement and management plan shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development. The method statement/management plan shall include the following:

- i) Construction worker parking*
- ii) Anticipated number, frequency and size of construction vehicles.*
- iii) Delivery times*
- iv) Dust suppression measures*
- v). Site security*
- vi). Vehicle manoeuvring and turning*
- vii) Details of dust mitigation.*
- vii).Tree Protection*

Such details shall be implemented or phasing agreed in writing, prior to the commencement of works on site and thereafter retained for the duration of the works.

REASON: To ensure that adequate precautions are taken to avoid noise nuisance and to safeguard the amenity of neighbouring residents

- 6.6.3 A Construction Environmental Management Plan has been submitted with the application. This was reviewed by the Council's Highways Officer who has advised that the information submitted is acceptable. The proposal would therefore include adequate precautions to avoid noise nuisance and to safeguard the amenity of neighbouring residents. The condition can therefore be discharged.

6.7 Condition 12: Landscaping

6.7.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016):
- The Draft London Plan (2019):
- Harrow Core Strategy (2012):
- Harrow Development Management Policies (2013):

6.7.2 Condition 12 States:

The development hereby permitted shall not be used until there has been submitted to, and approved by, the local planning authority, a scheme including, landscape masterplan, hard and soft landscape details:

- Soft landscape works to include:

- Planting plans (at a scale not less than 1:100)

- Schedules of plants, noting species, plant sizes, plant container sizes (all at time of planting) and proposed numbers / densities

- Written specification of planting and cultivation works to be undertaken

- A landscape implementation programme

The scheme shall also include details of the following:

- Tree planting, including the detail for the proposed trees, tree pits and fixing (at time of planting)

- Native species planting detail to soften appearance and screen the existing substation

- Tree planting within the car park spaces (allowing for loss of planned parking spaces) and screening around car park with hedge planting using native species.

Specification for protective fencing to protect hedges during establishment and plan indicating alignment / position of protective fencing

- Mixed native hedge planting to southern boundary

- Car park and access road, 'No-Dig' construction details, specification and method statement, proposed cellular confinement system and hard surface material. Final finished levels of car park surfacing and ground level linkage to the surrounding proposed and existing levels outside the car park. Final finished levels around existing trees and within RPA's (root protection areas). Details shall include relevant cross sections to demonstrate the 'no-dig' raised levels can be accommodated in relation to the surrounding area, features, adventure golf course, kiosk, footpath connections and existing trees.

- Pond, including details of levels/ contouring, depths and surrounding adjacent land levels, proposed water source and any water features, shelved pond sides, build-up of the constructed pond layers, water circulation, pond overflow, proposed planting

- Details of minor artefacts and structures (such as furniture, seats and bins, any proposed low level lighting to be bat friendly, including any fixed to the exterior of the kiosk building, proposed living green wall panel system)

- Cycle storage including details of cycle stands

- Refuse storage details

- Details of any proposed irrigation or proposed watering system to be installed for regular watering in dry / drought conditions for the landscaped areas.

- Cross sections through the development site to a scale of 1:100, with proposed ground levels and heights (proposed levels) of proposed boulders, dinosaurs, kiosk, proposed car park, proposed level depths of pond.

The Green roof / living green wall panel system

- Green roof and living green wall panel system, hard and soft landscape details and planting plans, with a written specification of the planting, details of the proposed build-up of the layers for the growing medium, drainage and schedules of plants, noting species, plant sizes or types (all at time of planting) and proposed numbers / densities. Planting to include wildlife friendly planting and native species. Proposed fixing details for the green panel system, including fixing detail for the plants, proposed watering and soil planting medium.

- Hard landscape Material Details

- Boundary Treatment

- Levels - a detailed Levels Plan of the proposed finished levels, including the proposed finished levels for the car park. This document needs to explain details of the levels of the buildings, roads and footpaths in relation to the adjoining land and highways, and any other changes proposed in the levels of the site. Sufficient levels detail is required to understand the proposals in relation to the existing levels around the existing trees and the linkage of the proposed levels to the existing levels of the surrounding external wider site, outside the development site.

- 6.7.3 A Soft Landscape Specification (Rev 01), Detailed Plant Schedule and Specification, Soft Landscape Maintenance Schedule, Materials Schedule, Soft Landscape and Ecological Management Plan (Rev03), Bodpave specification documents, levels and sections drawings have been submitted with the application. The details were reviewed by the Council's Landscape Architect who has advised that the information submitted is satisfactory. The condition can therefore be discharged.

6.8 Condition 15: Materials

6.8.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016):
- The Draft London Plan (2019):
- Harrow Core Strategy (2012):
- Harrow Development Management Policies (2013):

6.8.2 Condition 15 States:

Full details of materials to be utilised in the construction of the Adventure Golf Facility including the dinosaur props to be submitted and approved prior to the commencement of development.

REASON: To ensure a satisfactory and safe development and to protect the visual character and appearance of the green belt.

- 6.8.3 A materials schedule has been submitted with the application. This notes that the theme props, including rocks, are constructed from fibreglass. The animatronic dinosaurs also include areas of silicone skin to allow the prop to move. The kiosk

would be covered with a dry grass, thatched-type roof with climbing plants trained on trellis to its external walls. The external walls would also be painted dark green.

The proposed dinosaurs would have the following dimensions:

Brachiosaurus – Length: 16m, Height: 7m and fixed on a 2m x 4m concrete slab

Spinosaurus – Length: 13m, Height: 4m and fixed on a 2m x 3m concrete slab

Triceratops - Length: 6m, Height: 2m and fixed on a 2m x 2m concrete slab

Tyrannosaurus - Length: 15m, Height: 5m and fixed on a 2m x 3m concrete slab

The concrete slabs would typically be 200mm thick, laid on 200mm of Type 1 Sub Base and reinforced with rebar.

Officers consider that the material details are acceptable for the proposed development. The condition can therefore be discharged.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 Planning permission for the creation of an 18 Hole Golf adventure experience facility including theme props and ancillary kiosk; Refuse Storage in car park area was granted under application reference P/0672/18 dates 23/09/2019, subject to conditions. The application seeks to discharge to conditions 3 (tree protection), 4 (details of pruning), 7 (ecology mitigation and monitoring), 8 (noise report), 9 (surface water disposal), 10 (foul sewage disposal), 11 (construction method statement), 12 scheme of landscaping) and 15 (external materials).
- 7.2 Officers consider that the details submitted are acceptable to address the reasons why the respective conditions were imposed and would subsequently enhance the quality of the development while mitigating any adverse effects. Accordingly, officers conclude that the proposal is worthy of support and the respective conditions can be discharged.

APPENDIX 1: INFORMATIVES

1. Planning Policies

The following policies are relevant to this decision:
National Planning Policy Framework (2019) (NPPF)
The London Plan 2016:
5.3, 5.12, 5.13, 7.4, 7.6, 7.15, 7.19, 7.21,
The draft London Plan (2019) – intend to publish version
D4, D14, G6, G7, SI12, SI13, T7,
Harrow Core Strategy 2012:
CS 1
Harrow Development Management Policies Local Plan 2013:
DM1, DM9, DM10, DM11, DM20, DM21, DM22

2. Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3. Thames Water Consent

The applicant is advised that Thames Water Consent should be submitted to the Local Planning Authority once it is granted.

4. Plan Numbers:

Plan Numbers: 3722/DD01, 3722/EX01 Rev C, 3722/EX02 Rev C, 3722/EX03 Rev A, 3722/EX04, 3722/EX05, RCo 253/01 Rev 08, RCo 253/02 Rev 00, RCo 253/03 Rev 01, RCo 253/04 Rev 00, RCo 253/05 Rev 00, RCo 253/06 Rev 00, RCo 253/07 Rev 00, RCo 253/08 Rev 01, RCo SP-TCS-12x5 Rev A,
Tree Protection Plan and Arboricultural Method Statement
Ecological Enhancement and Management Plan
Noise Assessment (Issue 2)
Micro Drainage Calculations
Soft Landscape Specification (Rev 01)
Detailed Plant Schedule and Specification
Soft Landscape Maintenance Schedule
Materials Schedule
Harrow Adventure Gold Enhancements (The Ecology Partnership)
Construction Environmental Management Plan (Version 2)
Soft Landscape and Ecological Management Plan (Rev03)
Supporting Document: Bodpave Specification
Supporting Document: Thames Water Application Acknowledgement
Supporting Document: Proposed Landscape Elements
Supporting Document: Animatronic Dinosaur Details

CHECKED

Interim Chief Planning Officer	Orla Murphy pp Beverley Kuchar
Corporate Director	Hugh Peart 9/7/2020

APPENDIX 2: SITE PLAN



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