

HARROW COUNCIL

ADDENDUM

PLANNING COMMITTEE

DATE: 22nd July 2020

1/02	<p><u>Addendum Item 1:</u></p> <p>The following comments were sent to Councillors in a letter, dated 17th July:</p> <p>We write on behalf of our client, Football First Ltd, in relation to the above application at The Hive which will be considered by the Planning Committee on 22 July 2020. Disappointingly, the application has been recommended for refusal by planning officers. Their reasons are set out in the Committee Report. We would like to take this opportunity to address the proposed reasons for refusal and explain the background to this application.</p> <p>This application will simply consolidate the existing car parking at The Hive London. It will increase car parking on site by just 26 spaces (from 413 to 439). This application was originally submitted to LB Harrow on 8 April 2019, it was then validated in September 2019, but was not referred to the GLA until February 2020. We then did not receive initial consultation comments until 22 April 2020, further comments were received on 23 June 2020 and only on 2 July 2020 did we receive final confirmation of the highways comments from LB Harrow.</p> <p>In October 2019 we provided LB Harrow with a number of technical reports at the request of officers. This included a Flood Risk Assessment, Preliminary Ecological Appraisal, Open Space Assessment, Transport Assessment, Noise Impact Assessment and Energy Strategy. It took six months for us to receive formal consultation comments on these reports. We have sought to address the concerns of the Planning Officer in a technical response which we have requested is included as an addendum to the Report and is provided to you in advance of Wednesday's committee.</p> <p>The Planning Officer confirms at paragraph 6.2.7 of the Report that the development is acceptable in principle. At paragraph 2.3, it is confirmed that there will only be an increase of 26 spaces, and at paragraphs 6.4.2 and 6.4.3 that there would be no detrimental impact on neighbouring residential amenity. Importantly, no objections have been received from members of the public because we know that they do not want visitors parking on surrounding streets. Nor do we. The main concerns raised by the Planning Officer are:</p> <ol style="list-style-type: none"> 1. Sustainable travel – Only 26 additional car parking spaces are proposed and we will accept a condition on the permission that restricts the total number of car parking spaces on site to 439. In the last three years more than 26,000sqm
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of new floorspace has been approved on site, plus a five-aside complex. The additional parking equates to just 1 space per 1,000sqm of new floorspace. The consolidated parking on site will prevent parking in the surrounding streets. We are also providing new cycle parking to encourage healthy and sustainable travel. The provision of 26 new spaces will have no measurable impact on highways or access. Our Transport Consultant will provide an update note to confirm their previous findings remain correct.

2. Ecological impact – The site is an existing car park with no ecological value. The submitted Ecology Report confirmed this, and we will provide an up-dated Ecology note which confirms that the site is still a car park with no ecological value. Appropriate conditions could be used to enhance the existing situation. The nearby SINC is the Jubilee Line and we will have no impact upon that.
3. Flooding and drainage – The site is in Flood Zone 1 and there is no realistic prospect of flooding being an issue. A technical drainage response will also be provided to demonstrate the acceptability of the drainage strategy.
4. Realignment of the Academy building and artificial pitch – The realignment of the pitch and the Academy building will require separate planning permission. Therefore, the access to these facilities is not an issue for this current application. This is simply a non-issue.
5. Development parameters – The submitted plans are clear in showing the proposed siting, design, bulk and massing of the car park. The height of the car park would be 17m AOD, it would be 49m wide, 75m long and have a footprint area of 0.4ha. This can be controlled by condition. Detailed design, siting and layout would be discussed at Reserved Matters stage.
6. Air Quality – We had not been made aware of any air quality concerns until we saw the Report on 15 July. We will provide a short technical note which concludes that the increase of 26 parking spaces on site would have no detrimental air quality impacts.

Any minor issues that remain can be dealt with by planning condition or through subsequent Reserved Matters applications.

We trust that the above clearly sets out the background to this application. The technical reports simply reflect what is obvious: consolidating the car parking in one place and providing just 26 new spaces, will have no unacceptable impact on flood risk, ecology, residential amenity, air quality or highways as a consequence of a positive decision at Planning Committee.

The sole purpose of this application is to make parking at The Hive more straightforward to stop visitors parking on nearby streets. This is what our neighbours want. Indeed, some want more on-site parking, but officers would not agree to this. At a time of unprecedented economic turmoil, it is very disappointing that officers will not support investment by a local business and are contriving concerns to justify refusing an application that should be supported.

Sometimes officers can become too close to an application to step back and look at the big picture. This proposal has no downside. It will only improve matters. If the application is considered fairly, it should be supported. We ask that you consider this

	<p>proposal without preconceived notions of The Hive, apply common sense and support this application, which is good for local people, good for The Hive and good for the Borough.</p> <p>We ask that you defer this application to allow officers to reconsider the proposal and the updated technical notes provided, and to recommend the application's approval.</p>
2/03	<p><u>Addendum Item 1:</u> A further objection has been received from the occupier of a neighbouring dwelling. The objection is summarised below:</p> <ul style="list-style-type: none"> - Loss of light due to size and orientation of property. - Privacy and overlooking due to positioning of non-obscure windows. - Out of keeping with conservation area which is not dealt with in the supporting documents. - Overdevelopment of site. <p><u>Addendum Item 2:</u> At page 142 of the agenda the planning reference should be P/0419/19 not P/0419/20 as reported in the history section.</p>
2/06	<p><u>Addendum Item 1:</u> Page 237</p> <p>Highway Safety Policy DM 42 E of the Harrow Development Management Policies Local Plan (2013) outlines that “the design and layout of parking areas (including those for scooters, motorcycles and bicycles) should be safe, secure and fit for purpose. Access to and from the public highway should maintain and, where necessary, improve safety and give priority to the convenience of pedestrians and cyclists.”</p> <p>Although planning permission is not required to use the building as a school, there will be a significantly greater number of pedestrians and cyclists within the vicinity of the site when the school commences operations. Additional comments have been sought from the Council Highways Authority in relation to this issue. The Highways Authority have advised that the council employs Civil Enforcement Officers who can deal with parking contraventions (yellow lines, school zig-zags etc) and parking on the footway but not vehicle obstruction this is a Police matter. The Parking Operations Team deploys its CCTV vehicles and staff to patrol schools each day and in light of the concerns raised the Travel Planners will liaise with colleagues in the Parking Operations team to advise of the concerns raised and ask that this location can be placed on their list of schools as a priority.</p> <p><u>Addendum Item 2:</u> Page 238</p> <p>Conditions Amend Condition 2 Approved Plans and Document List as follows:</p>

FS0511EFAA-ADP-XX-XX-DR-A-915- Location Plan	S1P02
FS0511EFAA-ADP-XX-XX-DR-A-920- Existing Site Plan	S1P03
FS0511EFAA-ADP-XX-XX-DR-A-925- Proposed Site Plan	S1P10
FS0511EFAA-ADP-XX-XX-DR-A-905- Existing N E Elevations	S1P0 3
FS0511EFAA-ADP-XX-XX-DR-A-906- Existing S W Elevations	S1P0 3
FS0511EFAA-ADP-XX-XX-DR-A-910- Proposed N E Elevations	S1P0 8
FS0511EFAA-ADP-XX-XX-DR-A-911- Proposed S W Elevations	S1P0 8
FS0511EFAA-ADP-XX-GF-DR-A-0903- Existing Ground Floor Plan	S1P0 3
FS0511EFAA-ADP-XX-GF-DR-A-1025- Proposed Ground Floor Plan	S1P0 11
FS0511EFAA-ADP-XX-01-DR-A-0904- Existing First Floor Plan	S1P0 2
FS0511EFAA-ADP-XX-01-DR-A-1026- Proposed First Floor Plan	S1P0 10
FS0511EFAA-ADP-XX-R1-DR-A-0908- Existing Roof Plan	S1P0 1
FS0511EFAA-ADP-XX-R1-DR-A-1027- Proposed Roof Plan	S1P0 5
Hujjat Primary School, Harrow – Preliminary Roost Assessment Report	Rev00
858562 - Hujjat School - Emergence report	Rev00
858562 Hujjat Primary School Bat Surveys	
FS0511EFAA-ADP-XX-XX-DR-A-1900- Proposed Landscape Plan	P07
FS0511EFAA-ADP-XX-XX-DR-A-1901- Proposed Fencing and External Furniture	SP104
CLD-Dulok-Lite-General-Purpose-Fencing	
12K Acoustic Envirofence Technical Data Sheet	
CLD-Flexarail-General-Purpose-Fencing	
Hit Miss Vertical Panel Spec Sheet	
CLD-Dulok-Sports-Fencing	
FS0511EFAA-EMEC-00-00-DR-E-2701_External Lighting Layout_	P1
Viva-City-Pro Datasheet	V2
Arboricultural Feasibility Report, dated 25 th June	
Planning and Heritage Statement, dated February 2020	
Design and Access Statement, dated May 2020	
200424 - Contract Programme -DFE - HUJJAT PRIMARY SCHOOL	
200124 - Updated Hujjat Construction Logistics 27-04-2020	
Appendix 4 - Part 1 - Project Execution Plan (PEP) - Hujjat dated 31.01.20	
Appendix 4 - Part 2 - Health and Safety Management Plan Legionella addition - 31.01.20- Hujjat	May-20
Appendix 4 - Part 3 - Environmental and Sustainability Management Plan (EMP) - 27.04.2020 - Hujjat	May-20
9201-Rev P04 (Drainage Layout Sheet 1);	
9202 Rev P04 (Drainage Layout Sheet 2);	

9203 Rev P04 (Drainage Layout Sheet 3);	
9501-Rev P03 (Road & Footpath Construction Details);	
9502- Rev P02 (Road & Footpath Construction Details Sheet 2); 9251-P02 (Drainage Standard Details Sheet 1);	
Hujjat Primary School - S106 CONSENT	
FS0511EFAA-ADP-XX-XX-DR-A-3100- Stairs and Ramps	S1P01
FS0511EFAA-ADP-XX-GF-DR-A-3005 S3-P02- External Canopy	S3P02
FS0511EFAA-ADP-XX-XX-DR-A-912- Fencing Elevations North and East	S1P01
FS0511EFAA-ADP-XX-XX-DR-A-913- Fencing Elevations South and West	
05-19-76160 AC 3v1 - Hujjat Primary School - MUGA Noise Assessment	V1
FS0511-EMEC-00-ZZ-RP-Z-0002-P3 BB101 Overheating Assessment Report (1)	
Hujjat - DfE BB101 Letter	

Addendum Item 3:

Page 240

Amend condition 4 to:

Details of louvres

Notwithstanding the details shown on the approved drawings and documents, prior to the installation of the louvres hereby permitted, details/samples of the window louvres shall be submitted to the local planning authority, provided on site and approved in writing by the Local Planning Authority: The development shall be completed in accordance with the approved details and shall thereafter be retained, unless otherwise agreed in writing with the local planning authority. REASON: To preserve or enhance the appearance of the locally listed building and safeguard the character and appearance of the area.

Addendum Item 4:

Page 243

Amend condition 14 to:

Lighting

Notwithstanding the approved plans and documents, the external lighting hereby approved shall not be installed until details of the lighting of all public realm and other external areas (including buildings) within the site has 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 and shall be retained as such thereafter.

Reason: To ensure that the development incorporates lighting that contributes to Secured by Design principles and achieves a high standard of residential quality.

Addendum Item 5:

Page 247

Add the following Policy:

DM 42 Parking Standards

Addendum Item 6:

Page 248

Add the following Informative:

The applicant is advised that there is an expectation that the school will use its best endeavours to liaise with the owners of Lidl car park in Harrow Weald and explore the possibility of an arrangement that this car park could be used as a temporary parking area at school drop off and pick up times”.

2/10

Addendum Item 1:

This application is recommended for refusal and therefore should be in Section 3 of the committee papers.

Addendum Item 2:

Replace the table at 6.2.3 on page 343 of the Agenda with the below table which includes the percentage footprint, floor space and volume increases of the existing extensions over and above the original dwelling house.

	Original Dwelling	Existing Dwelling	%Change from original	Proposed Dwelling	%Change from original
Footprint (m2)	130.7	235	+80%	261	+99%
Floor space (m2)	199.8	383	+92%	482	+141%
Volume (m2)	715	1310	+83%	1412.3	+98%
Hardstanding (m2)	N/A	1028	N/A	342.5	-67%
Outbuilding	0	80	N/A	47.3	-41%

Addendum Item 3:

Appeal decisions referred to in the officer’s report are attached to this addendum as follows:

- As referred to at paragraph 6.26 of the Agenda: Antolido, Potter Street Hill APP 2187009.
- As referred to at paragraph 6.2.7 of the Agenda: Wellswood, Park View Road APP 3232674.
- As referred to at paragraph 6.2.11 of the Agenda: Mickledore, Potter Street Hill APP 3133689
- As referred to at 6.2.15 of the Agenda: Belswood Cottage, Heathbourne Road APP 3134268
- As referred to at 6.2.16 of the Agenda: Xanadu, Potter Street Hill APP 2216456.

Agenda Item 10 – Representations on Planning Applications

2/01	16 Northwick Park Road (P/0828/20)	Elsa Morrison (Objector) MZA Planning (Agent/Applicant)
2/02	Suncourt, Mayfield Drive, Harrow (P/0188/20)	Shazia Akhtar (Objector)
2/06	Hujjat Primary School (P/0487/20)	Majella Baade (Objector) Cllr Stephen Greek
2/09	Land fronting Uxbridge Road Forming Part of Bannister Outdoor Sports Centre (P/5094/19)	Pierre Dowsett (Agent/Applicant) Brian Stoker (Objector) Cllr Stephen Greek
2/10	Hermitage Gate Clamp Hill (P/1426/20)	Roger Birtles & Ricky Sellars (applicants)