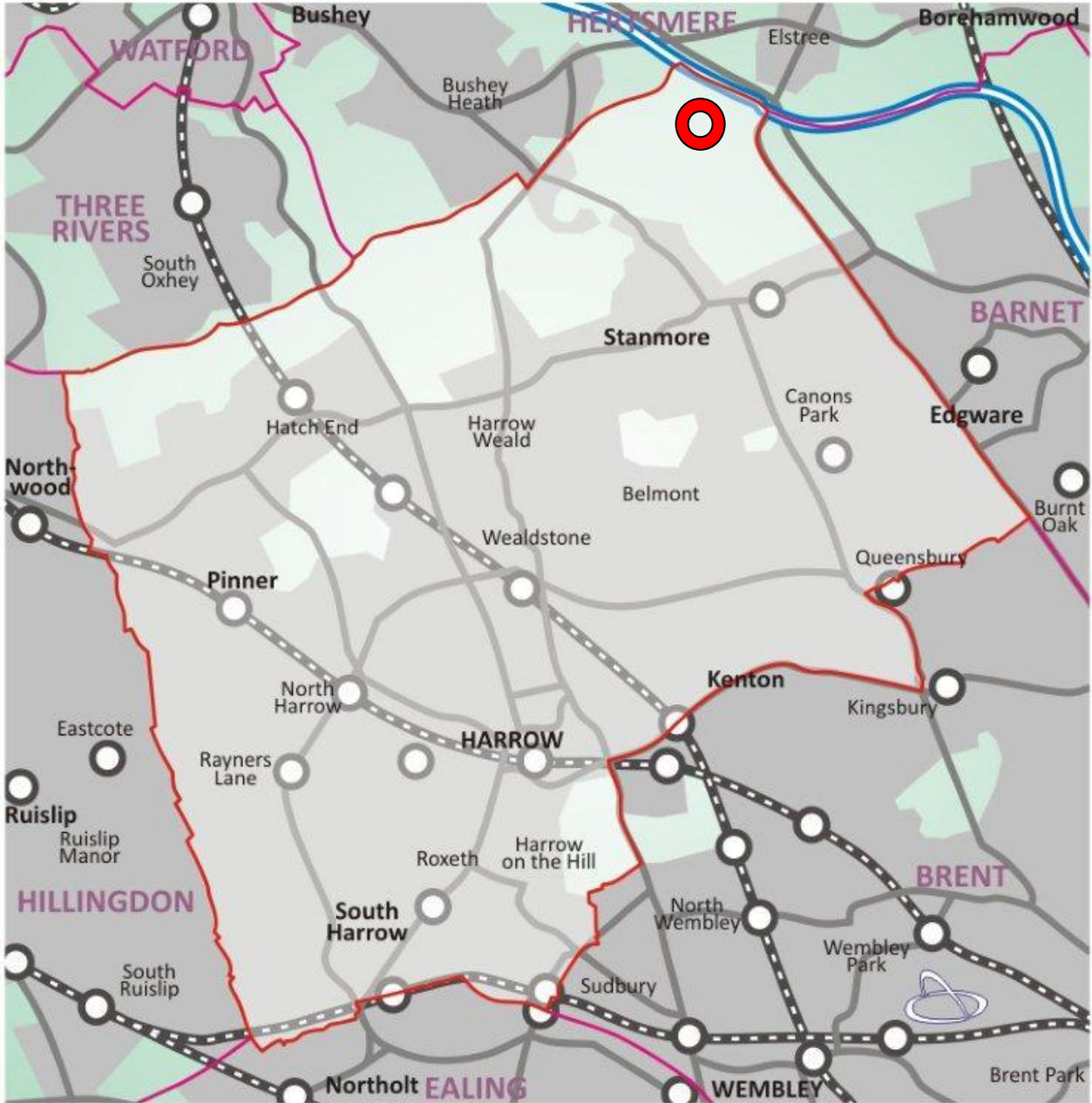


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<b>Stanmore and Edgware Golf Centre, Stanmore, HA7 4LR</b>	<b>P/3088/20</b>
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# LONDON BOROUGH OF HARROW

## PLANNING COMMITTEE

**1<sup>st</sup> September 2021**

**APPLICATION NUMBER:** P/3088/20  
**VALIDATION DATE:** 18/09/2020  
**LOCATION:** FORMER STANMORE AND EDGWARE GOLF CENTRE,  
BROCKLEY HILL,  
STANMORE,  
**WARD:** CANONS  
**POSTCODE:** HA7 4LR  
**APPLICANT:** SAIRAM (HOLDINGS) LTD  
**AGENT:** HGH CONSULTING  
**CASE OFFICER:** JAMES GARSIDE  
**EXTENDED EXPIRY DATE:** 30/11/2021

### **PROPOSAL**

Demolition of former golf club buildings and construction of a single and two storey building for a banqueting facility; widening of existing vehicular access from Brockley Hill, car and cycle parking, waste/recycling storage, landscape enhancement and associated works

### **RECOMMENDATION**

1. The Planning Committee is asked to allow an extension of time to the end of September 2021 for the receipt of new information in relation to the decision to defer the application at Planning Committee on 30<sup>th</sup> June 2021, in order for the application to be heard at the 17<sup>th</sup> November Planning Committee.
2. The Planning Committee is also asked to include the following additional reason for refusal:

The proposed development in the absence of the assessment which clearly shows that the existing sports and recreational land or facilities to be surplus to requirements for provision of alternative sports and recreational provision at the local and sub regional level taking into account the borough's assessment of need, fails to comply with the National Planning Policy Framework (2021) and policy S5 of the London Plan (2021).

## **1.0 REASON FOR THE RECOMMENDATIONS**

### **Committee Deferral - Extension of Time**

- 1.1 At the Planning Committee meeting on 30<sup>th</sup> June 2021, the Planning Committee resolved to defer the application with the applicant to submit additional information by 'early August', in order for the application to be considered at the early September 2021 Planning Committee meeting.
- 1.2 The applicant's agent has advised that consultants have been engaged to provide the required additional information (in relation to ecology, archaeology, green belt, sports and recreation, highways and parking matters) but that they will not be able to provide the information until mid September. The applicant has provided correspondence from various consultants confirming the timescales and officers consider the extension of time to be not unreasonable given the need to undertake specialist technical assessments and survey work and as this falls over the summer holidays.
- 1.3 Once the required information is provided, the Council will need to undertake a further 21 day neighbour notification and fully assess the new information (including internal and external consultees as necessary) before being re-considered at Planning Committee. With these timeframes in mind, the 17<sup>th</sup> November Planning Committee is considered to be the most realistic meeting for the application to be heard.
- 1.4 This application is not being brought back to this Planning Committee (1<sup>st</sup> September 2021) to reconsider the merits of the application but to solely consider the extension of time for the receipt of new information, and to set a new Planning Committee meeting for the application to be heard at.
- 1.5 For the reasons set out above, the Planning Committee is asked to allow an extension of time to the end of September 2021 for the receipt of new information in relation to the decision to defer the application at Planning Committee on 30<sup>th</sup> June 2021, in order for the application to be heard at the 17<sup>th</sup> November Planning Committee.

### **Reason for Refusal**

- 1.6 The Addendum for the Planning Committee meeting on 30<sup>th</sup> June 2021 included an additional reason for refusal (to those set out in the Planning Committee report) relating to the loss of sport and recreational land/facilities. This additional reason for refusal, recommended by officers, was not carried forward to the meeting minutes which set out the Planning Committee's decision to defer the application as well as setting out the reasons for refusal. As such, the following additional reason for refusal is recommended to those set out in the minutes of the Planning Committee meeting on 30<sup>th</sup> June 2021 (updated to include reference to the recently published NPPF 2021).

"The Planning Committee The proposed development in the absence of the assessment which clearly shows that the existing sports and recreational land or

facilities to be surplus to requirements for provision of alternative sports and recreational provision at the local and sub regional level taking into account the borough's assessment of need, fails to comply with the National Planning Policy Framework (2021) and policy S5 of the London Plan (2021)"

## **2.0 CONCLUSION AND REASONS FOR APPROVAL**

- 2.1 The applicant has advised that they are unable to provide the required additional information until mid September, the reasoning of which is accepted by officers. For the reasons set out above, the Planning Committee is asked to allow an extension of time to the end of September 2021 for the receipt of new information in relation to the decision to defer the application at Planning Committee on 30<sup>th</sup> June 2021, in order for the application to be heard at the 17<sup>th</sup> November Planning Committee.
- 2.2 For the reasons set out above, an additional reason for refusal is also recommended, relating to the loss of sport and recreational land/facilities. This reason for refusal was included in the Addendum for the Planning Committee meeting on 30<sup>th</sup> June 2021 but was not carried through to the meeting minutes of the Planning Committee.

### Checked

Interim Chief Planning Officer	19/08/2021
Corporate Director	19/08/2021

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