

REPORT FOR: **Planning Committee**

Date of Meeting:	28 September 2022
Subject:	DECISIONS TAKEN UNDER THE URGENCY PROCEDURE - COMMITTEE
Responsible Officer:	Hugh Peart – MONITORING OFFICER
Exempt:	No
Enclosures:	None

In accordance with the delegation to Chief Officers to act on behalf of the authority in cases of urgency and minor matters, the Chairman of the Planning Committee, the Nominated Member, and Councillor Simon Brown were consulted on the following urgent decision, which was approved on behalf of the Planning Committee on 13 September 2022, as it required action prior to this meeting. All three Councillors supported the recommendation.

1/01, Stanmore & Edgware Golf Centre, Brockley Hill, P/3088/20

On 17 November 2021, the Planning Committee refused planning permission for 3 reasons as follows:

- 1) The proposed development would have a greater impact on the openness of the Green Belt than the existing development on the application site. The proposed development would therefore constitute inappropriate development in the Green Belt, to the detriment of the character, appearance and openness of the Green Belt, contrary to the National Planning Policy Framework (2021), policy G2 of The London Plan (2021), Core policy CS 1 F of the Harrow Core Strategy (2012), and policy DM 16 of the Harrow Development Management Policies Local Plan (2013), and no very special circumstances have been demonstrated by the applicant whereby the harm by reason of inappropriateness is outweighed by other considerations;
- 2) The proposed building, by reason of its design and form, would appear as unsympathetic and obtrusive in an open setting, to the detriment of the character and appearance of the locality within the context of a Green Belt site, contrary to policy D1, G2 London Plan (2021), policy CS1.B of the Harrow Core Strategy (2012) and policy DM1 of the Development Management Policies (2013); and

- 3) The proposed development, by reason of failure to provide adequate on-site or off-site car / coach parking and lack of integrated drop off facilities to serve the proposed banqueting facility, would significantly intensify site usage and generated trips. The associated likely on site congestion and parking overspill into the London Borough of Harrow and the London Borough of Barnet, with particular reference to the residential streets to the south-east of the site, is therefore considered to be detrimental to highway and pedestrian safety, and the amenities of neighbouring occupiers, contrary to the National Planning Policy Framework (2021), Policy T4 of The London Plan (2021), and policies DM 42 E and F, DM 1 B (f) (C) and D (h), policy DM 42 E and F and DM 43 B and C of the Harrow Development Management policies Local Plan (2013).

The applicant has appealed the refusal. The Council has instructed Counsel to represent the Council at the public inquiry.

The Council's highway officers have carried out a survey of the roads surrounding the application site and have found that parking is possible on some side roads without impacting on highway safety. It has therefore been agreed that reason 3 above will only be defended in relation to matters of highway safety on Brockley Hill. The other aspects of the reason for refusal relating to residential amenity will remain the same.

An urgent non-executive decision was therefore taken in accordance with Part 3B of the Constitution to amend reason 3 as follows:

3.The proposed development, by reason of failure to provide adequate on-site or off-site car / coach parking and lack of integrated drop off facilities to serve the proposed banqueting facility, would significantly intensify site usage and generated trips. The associated likely on-site congestion and parking overspill will be detrimental to the amenities of neighbouring occupiers and to highway safety in Brockley Hill, contrary to the National Planning Policy Framework (2021), Policy T4 of The London Plan (2021), and policies DM 42 E and F, DM 1 B (f) (C) and D (h), policy DM 42 E and F and DM 43 B and C of the Harrow Development Management policies Local Plan (2013).

FOR INFORMATION

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