

HARROW COUNCIL

ADDENDUM

PLANNING COMMITTEE

DATE: 24th July 2024

Agenda Item: 1/01	Site Address: 143 & 145 Eastcote Lane, HA2 8RW & 172A Alexandra Avenue, Harrow, HA2 8PY Reference: PL/0109/23
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There is a typo within the committee report. Under condition 19 (Bird, Bat and Invertebrate Shelters) London Plan 2021 policies have been correctly referenced but the date refers to 2016.

The Councils Ecology Officer has provided comments in relation to the scheme. These can be summarised as the following:

- Landscape and BNG Management and Maintenance measures should be included and details of how these operations will be funded over the lifetime of the new development (a period of no less than 30 years),

Officer Response: Condition 19 within the committee report addressed the points raised.

- Concerns on accuracy on habitats identified within preliminary ecology survey & need for updated bat survey given the report is outdated and a reptile survey is needed before any works commence on site

Officer Response: Additional bat and reptile surveys have been added by way of planning condition prior to commencement of works.

- 10% BNG uplift is required.

Officer Response: The proposed off-site trees form part of the mitigation/BNG provision required to meet DM20/DM21 contributions and any offsite provision will need to be fully funded for a 30+-year period. There are no in principle grounds for objection but any grant of planning permission should be subject to recommended conditions.

- Pre commencement condition requested on a lighting strategy

Officer Response: A lighting strategy has been added and secured by way of planning condition.

It is recommended that the following additional conditions are required as confirmed by the Councils Ecology Officer:

1. The development hereby approved shall not commence beyond damp proof course level, until a lighting strategy for the development has been submitted to and agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that the lighting on site does not impact on the newly created roosts and disturb roosting or foraging bat species in accordance with policy G6 of The London Plan (2021) and policies DM1, DM20 and DM21 of the Harrow Development Management Policies Local Plan (2013).

- 2 The development hereby approved shall not commence, including works for demolition or site clearance, until the following has been submitted to and approved in writing by the Local Planning Authority:
 - a) An updated bat emergence survey has been undertaken to determine whether roosting bats are using the buildings described. This would require 2 survey visits at dusk or dawn during bat emergence season (May-September).

b) In the event that roosting bats are found a mitigation strategy undertaken by a suitable qualified ecologist shall be submitted for approval before any further building works including works of demolition are undertaken and an appropriate European Protected Species licence obtained from Natural England. Thereafter the development shall be undertaken in accordance with the approved mitigation strategy and license.

REASON: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity and ecological measures in accordance with policy G6 of The London Plan (2021) and policies DM1, DM20 and DM21 of the Harrow Development Management Policies Local Plan (2013).

- 3 The development hereby approved shall not commence, including works for demolition or site clearance, until the following has been submitted to and approved in writing by the Local Planning Authority:
 - a) A reptile survey by a suitably qualified ecologist has been undertaken across the whole site to determine if there are any reptiles evident on the site.
 - b) In the event that reptiles are found a mitigation strategy undertaken and an appropriate European Protected Species licence obtained from Natural England by a suitable qualified ecologist shall be submitted for approval in writing before any further building works including works of demolition are

undertaken. Thereafter the development shall be undertaken in accordance with the approved mitigation strategy.

REASON: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity and ecological measures in accordance with policy G6 of The London Plan (2021) and policies DM1, DM20 and DM21 of the Harrow Development Management Policies Local Plan (2013).

Add informative:

The applicant is reminded of their obligations under the Wildlife and Countryside Act 1981. If protected species are discovered on site then you will be required to contact the Council's ecologist for further advice during construction. Please email planning.applications@harrow.gov.uk

Agenda Item: 1/02	Site Address: Safari Cinema, 77 Station Road, Harrow Reference: PL/0851/23
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There is a variation to condition 10 (Fire Safety Form) within the report from:

The development hereby permitted shall be carried out, completed and retained in accordance with the Fire Safety form dated 21/10/2022 and Fire strategy ref: 20016-DRA-A1-00-DR-A-PL-0090-P3 - GFL GA.

REASON: To ensure that the development proposals achieve the highest standard of fire safety.

To the following:

The development hereby permitted shall be carried out, completed and retained in accordance with the Fire Safety form dated 21/10/2022 and Fire strategy ref: 20016-DRA-A1-00-DR-A-PL-0090-P3 - GFL GA as approved under ref: P/0215/23.

REASON: To ensure that the development proposals achieve the highest standard of fire safety.

<p>Agenda Item: 2/03</p>	<p>Site Address: Edgware Police Station (former), Whitchurch Lane, Edgware</p> <p>Reference: P/0871/22</p>
<p>Pages 183 & 184</p>	<p>Update to the required CPZ contribution in the following Head of Term:-</p> <p>Highways and Parking</p> <ul style="list-style-type: none"> • A Travel Plan to be submitted to the Council prior to the first occupation of the building. A travel plan bond (to be agreed with the Council) will be required to secure the implementation of all measures specified in the revised Travel Plan. The developer to ensure the effective implementation, monitoring and management of the travel plan for the site. Appointment of Travel Plan Coordinator. Travel Plan monitoring fee of £5,000. • A contribution of £3,000 is required to undertake work to kerbside improvements to Whitchurch Lane upgrading the waiting restriction via a section 278 with the highway authority. This would include amendments to the relevant traffic management order, lining and signing. • A contribution secured for a CPZ review of the area (£10,000) <p>The applicant is advised that alterations to the parking restrictions are to be carried out by the highway authority as part of a s278 agreement.</p>