

- Removal of tipping and general earth works around existing trees to the south and west of the main farmyard and removal of tipping and earth works around field entrances to the southwest and northeast of the main farmyard so as to restore to previous level form. This material, once removed, must not be tipped elsewhere on the farm.
- Reinststate the original track adjoining the eastern boundary of the main farmyard to its traditional rural form by removing all additional material that has been placed on the tracks so that the track does not exceed 4m in width.
- Contain all machinery, equipment and materials associated with the use proposed within the confines of the application site at all times.
- Fully screen the existing pre-cast concrete retaining wall surrounding the applicant site from the public road.
- All remedial works to be identified on plan of a scale not less than 1/500.
- All remedial works to be completed to the Local Planning Authority's satisfaction within three months of the date of the execution of the agreement.

(b) a formal decision notice granting permission for the development described in the application and submitted plans, subject to the conditions and informatives reported, and the amendment to Condition 4 shown below, will be issued only upon the completion by the applicant of the aforementioned legal agreement and the advertisement/referral of the application to the Government Office for London in accord with the Development Plans and Consultation Departure Direction 1999.

Condition 4 be amended to read:

"Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification), no development which would otherwise fall within Classes A and C in Part 6 of Schedule 2 to that Order shall be carried out on any part of Pinner Park Farm without the prior written permission of the Local Planning Authority".

(2) RESOLVED that the concerns expressed by Members of the Committee in relation to the condition of the buildings on the site be referred to Cabinet.

[Notes: (1) The Committee noted the amendment to the description of the application reported verbally by officers at the meeting;

(2) Councillor Mrs Camilla Bath wished to be recorded as having voted against the decision to grant the application].

LIST NO:	1/04	APPLICATION NO:	P/2065/05/CFU
LOCATION:	Raebarn House, 86-100 Northolt Road, South Harrow		
APPLICANT:	Bennett Urban Planning for St James Group Ltd		
PROPOSAL:	Redevelopment to provide part 4/8/10 storey building to comprise 150 flats and offices, car parking and access (duplicate)		
DECISION:	Had the applicant not appealed against non-determination, the application would have been REFUSED for the reasons reported.		

LIST NO:	1/05	APPLICATION NO:	P/2471/06/CFU
LOCATION:	Raebarn House, 86-100 Northolt Road, South Harrow		
APPLICANT:	Bennett Urban Planning		
PROPOSAL:	Redevelopment to provide 150 residential units and 834 square metres of commercial floorspace in a block varying in height three to eight storeys and tower		

- DECISION:** INFORM the applicant that:
- (1) the proposal is acceptable subject to the completion of a legal agreement within one year (or such period as the Council may determine) of the date of the Committee decision on this application relating to:
- (i) the funding by the applicant of all costs of public consultation analysis reporting and implementation of an extension to the South Harrow Controlled Parking Zone at any time within 10 years of full occupation of the development if in the Council's opinion a monitoring period shows unacceptable on street parking provided that the developer's liability under this clause does not exceed £30,000 index linked;
 - (ii) the submission and approval of a Travel Plan (to include the management of an on site car club) prior to occupation of any part of the development;
 - (iii) the payment to the Council of a sum of £10,000 on completion of the S106 deed for the provision of improved children's and youth play areas in the locality;
 - (iv) the management of the improved facilities in accordance with a Community Facility Management Statement between the Council and the developer;
 - (v) the provision of affordable housing of a level, type and mix set out in the officer appraisal, affordable housing to be managed by an RSL, subject to a nomination agreement with the Council;
 - (vi) within 28 days of the execution of the agreement the developer shall pay the Council the sum of £2,000 in consideration of planning administration costs.
- (2) a formal decision notice granting permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported, as amended on the Addendum, will be issued only upon the completion by the applicant of the aforementioned legal agreement.
- [Note: Amendments to the legal agreement were reported by the legal officer in attendance and agreed by the Committee].

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/2423/06/CDT

LOCATION: Sherbourne House, 23-25 Northolt Road

APPLICANT: Stappard Homes for T-Mobile

PROPOSAL: Installation of 6 telecommunication pole mounted antennae on roof of the building and 4 ancillary equipment cabinets of ground and roof level (56 day notice)

DECISION: GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported.

LIST NO: 2/02 **APPLICATION NO:** P/2046/06/DFU

LOCATION: 10 College Close, Harrow

APPLICANT: M F Connolly

PROPOSAL: Single storey rear extension

DECISION: GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported.
