

## **REPORT FOR: Planning**

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**Date of Meeting:** 9 June 2010

**Subject:** **INFORMATION REPORT –  
Urgent Non-Executive Decision:  
Edgware Town Football Club**

**Responsible Officer:** Hugh Peart – Director of Legal and Governance Services

**Exempt:** No

**Enclosures:** None

### **Section 1 – Summary**

The Urgent Non-Executive Decision procedure, set out in Part 3 of the Council's Constitution, requires all decisions taken under the procedure to be reported to the appropriate Committee. The Committee is requested to note the action taken under the Urgent Non-Executive Decision procedure, as outlined in Section 2 below.

**FOR INFORMATION**

## **Section 2 – Report**

### CIRCUMSTANCES

The Strategic Planning Committee resolved to grant outline planning permission on 10 September 2007 for development to provide 189 dwellings, subject to the completion of a section 106 agreement, and conditions and informatives as detailed in the officer's report to the Committee. The application was subsequently referred to the Government Office for London and the Mayor of London, who both concluded that the application be determined by the London Borough of Harrow. The Mayor of London did, however, request the submission of an energy strategy to meet London Plan requirements. This has now been submitted which demonstrates the strategy exceeds the 20% London Plan renewal energy target. An additional condition was therefore recommended to ensure the installation and retention of a site wide heating network in accordance with the submitted strategy.

Subsequent to the resolution of the Strategic Planning Committee, further discussion with the Environment Agency took place in order to resolve their initial objection to the scheme. The Environment Agency recommended that nine additional conditions be imposed. These related to restrictions on the raising of site levels, surface water controls, the need for permeable walls and fencing, floor levels, compensatory flood storage works, the submission of a topographical survey of ground levels and an environmental enhancement scheme, the provision of an 8 metre buffer zone along the Edgware Brook, restrictions on storage of materials and artificial lighting within the buffer zone. These conditions were consistent with those imposed on the previous planning permission for the development of the site to provide 175 dwellings and were considered appropriate.

In addition, Transport for London recommended further conditions with regard to the implementation of a speed table on the access road into the site as a traffic calming measure, and the provision of cycle parking at 1 space per unit in safe, secured locations. These were consistent with London Plan policies and were considered to be appropriate.

The section 106 agreement was completed on 22 August 2008, and varied (in relation to the bus stop contribution) on 27 January 2010. The Council was then in a position to issue the planning permission, subject to the additional conditions discussed above. However, as these additional conditions had been recommended following the resolution of the Strategic Planning Committee, the nominated members were requested to agree to the imposition of the additional conditions.

## **Section 3 – Further Information**

### ACTION SOUGHT

To agree the imposition of additional conditions recommended by the GLA, Environment Agency and Transport for London for London following the Strategic Planning Committee resolution of 10 September 2007 granting permission for the erection of 189 dwellings at Edgware Town Football club, Burnt Oak Broadway, Edgware, Middlesex, HA8 5AQ

Date of Request for Action: 22 April 2010

Reason for urgency: The applicant had requested the Council to issue the planning permission. The next available Planning Committee was not until 9 June 2010. Given the resolution of outstanding issues, the completion of the section 106 agreement in 2008, the deed of variation completed in January 2010, and the payment of contributions pursuant to the section 106 agreement, further delays in the issuing of the planning permission were not considered to be reasonable.

Decision: Officer recommendation agreed.

## **Section 4 – Financial Implications**

None✓

## **Section 5 – Corporate Priorities**

The proposal would be in line with the objective of creating sustainable places where people want to live, work and learn in.

Name: Kanta Hirani



on behalf of the  
Chief Financial Officer

Date: 26 May 2010

## **Section 6 - Contact Details and Background Papers**

Contact: Miriam Wearing, Senior Democratic Services Officer, 020 8424 1542

Background Papers: Individual Urgent Non-Executive Decision Form, as reported.