



**DEVELOPMENT CONTROL
COMMITTEE**

TUESDAY 11 JANUARY 2005

ADDENDUM

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ADDENDUM

DEVELOPMENT CONTROL COMMITTEE

TUESDAY 11TH JANUARY 2005

Section 1

1/03 Amend **RECOMMENDATION** as follows:

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) submission to and approved by the Local Planning Authority of a scheme which:-
 - a) provides a minimum of 4 units of affordable housing for shared ownership occupation in accordance with a scheme to be agreed with the Local Planning Authority (for future management by an RSL).
 - b) Ensures that the affordable housing units are available for occupation in accordance with a building and occupation programme to be submitted to and approved by the Local Planning Authority prior to the commencement of work on the site. All affordable housing units shall be provided in accordance with the definition of affordable housing set out in the Harrow Unitary Development Plan.
 - ii) Developer shall provide at the commencement of development a commuted sum of £200,000 to be used solely for the provision of affordable housing.
 - iii) Developer shall fund all necessary costs relating to the provision of a speed table in the service road (fronting the development site) and the adoption of the section of new service road/footway between the existing service roads to the east and west of the site under Section 38 of the Highways Act 1980.

5) Affordable Housing

Discussions with the applicant have resulted in the 4 x 1 – bedroomed flats together with a sum of £200,000 being offered for affordable housing purposes. This offer is considered satisfactory by the Housing Services Division, and given the change in policy during consideration of the 3 applications for this site, is considered in the circumstances to be acceptable. Appropriate heads of legal agreement are suggested.

1/03

Consultations

2nd Notifications	Sent	Replies	Expiry
	61	5	28-DEC-04

Summary of Responses: Design out of character, would exacerbate problems raised in original application, overcrowding, previous opposition reiterated.

Hatch End Association: improvement on previously refused application, would exacerbate traffic congestion and local demand for parking, insufficient parking spaces proposed for affordable housing units, possible congestion from servicing of retail element and harm to residential amenities.

1/04

Summary of Responses: Out of character, lack of car parking, set a precedent for Kenton Road.

1 additional letter of objection –

comments. Out of character, noise and disturbance, no benefit to existing business

1/05

Description of Development

‘REDEVELOPMENT: DETACHED 4 STOREY BUILDING WITH BASEMENT PARKING TO PROVIDE 21 FLATS (6 AS AFFORDABLE HOUSING)’

RECOMMENDATION 1(a) amend number of affordable units to 6.

Section 2

2/01

Defer at officers request in order to clarify site address details.

2/02

Petition of 80 signatures

Comments: Loss of privacy; increased traffic; light pollution; loss of parking to existing residents; flooding; out of character.

2/03

Site Description

Last bullet point should read “Harrow Conservative site”.

2/06

Delete Condition 10 and replace with the following:

The use hereby permitted shall not take place outside the following hours: 07.00 hrs to 19.00 hrs Monday To Fridays, 07.00 hrs to 13.00 hrs Saturdays and not at all on Sundays and Bank/Public Holidays.

REASON: To safeguard the amenity of neighbours.

2/08 Reference number at the head of the report should read P/2608/04/DFU and not P/1543/04/DFU.

Add:

‘RESIDENTS PARKING PERMIT RESTRICTED DEVELOPMENT’ to description.

INFORMATION

Delete “at the request of a nominated member, and”

2/09 Two further objections received.

2/13 Defer at officers request as still awaiting amended plans.

2/18 Change Description to read:

‘VARIATION OF CONDITION 4 OF PLANNING PERMISSION P/971/03/CFU DATED 01-AUG-03 TO PERMIT USE OF THE PREMISES FROM 07.00 – 20.00 HRS (MONDAY TO SATURDAY) AND 09.00 – 13.00 HRS (SUNDAYS)’

Add to **Proposal Details**:

After further discussions, the applicant has agreed to amend the hours and days of operation to those outlined in the description above.

2/20 Amended plans received. Plan nos.11D, 12D, 13D replace plan nos. 11C, 12C, 13C.

Proposal Details

Amend 3rd bullet point to read “the garage would have a dormer window in its south elevation facing towards Woodward Gardens and one rooflight in its west elevation.”

3/01 Additional letter of complaint received.

Summary of Responses: broken down cars parked on pavement, oil on pavement, fumes from spraying, on-street parking.

3/03 Change address to ‘Former Government Offices, etc’

Additional Applicant’s Statement

Reason for Refusal 1

- unfounded because proposed new access into PoS is satisfactory alternative means of access.

Reason for Refusal 2

- few residents of surrounding properties will be affected by proposed limitation on use of approved new pedestrian and cycle access point to residential area at Berry Hill. Only those walking or cycling from existing residences immediately to south of application site would have gained more convenient access via this route, but this saving of distance would have been minimal.
- no prior right of way existed through Government Offices site and applicant should not be required to do so now if other means of access are being provided that are convenient and safe.
- approved development contains dedicated cycle and footpath along Brockley Hill that will directly connect to the proposed new access to the PoS, thereby facilitating safe and easy access.
- PoS also links in by footpath to Stanmore Country Park, meaning that it will also be accessible from the existing means of access to the park, two of which are relatively close proximity to the application site at Kerry Avenue and at the south of Dennis Lane.
- at most proposed development is likely to redirect some members of the public that are not residents of, or visitors to, the approved residential development.
- we consider that the proposal would provide improved access to the Country Park for many local residents to that which currently exists, and will not therefore restrict access to the PoS or undermine its value and enjoyment by the public.

3/04

Change of address to 'Former Government Offices'

Amend description to 'PROVISION OF NEW VEHICULAR ACCESS INTO PUBLIC OPEN SPACE FROM BROCKLEY HILL, INCLUDING WIDENING OF CYCLE/FOOTPATH'.

Additional Applicants Statement

- objection to new access unfounded because: -
- level of traffic generated by use of PoS would be low, with only 12 car parking spaces.
- mini-roundabout on Brockley Hill at Pipers Green Lane already exists within 40 mph speed limit. Proposed fourth arm would not prejudice highway safety of free flow of traffic.
- further mini-roundabout to be constructed to the south of Brockley Hill as part of planning permission for residential development currently under construction.
- principle of providing access via mini-roundabouts on Brockley Hill already established.
- fourth arm would provide appropriate access for emergency vehicles to PoS.
- visibility to and from the fourth arm of the junction would be enhanced through provision of visibility splays achieved through trimming of existing hedgerow and limited tree removal on west side of Brockley Hill .
- provision of traffic separation island with internally illuminated 'keep left' bollard would improve visibility of junction for drivers travelling south.

- pedestrian refuge is proposed on southern approach to junction to provide for pedestrian movement across Brockley Hill and to highlight presence of the junction.
- above improvements, together with improved lighting and signing on the approaches to the roundabout would improve overall presence and prominence of the junction and would not adversely affect the flow of traffic or highway safety on Brockley Hill.
- operation of Brockley Hill would not therefore be significantly affected by proposals.

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AGENDA ITEM 9

**ADVANCE WARNING GIVEN OF REQUESTS TO MAKE REPRESENTATIONS ON
PLANNING APPLICATIONS**

Application	Objector	Applicant/Applicant's Representative
Item 1/03 375-379 Uxbridge Road, Hatch End	Mr David Mawson	
Items 1/01 + 2/01 Item 1/01 -131 & 133 Whitchurch Lane, Edgware WITHDRAWN Item 2/01 - Land r/o 123-135 Whitchurch Lane, Edgware	Ms Collins	Mr B MacLeod
Item 2/02 LAND R/O 71-83 Canterbury Road, North Harrow	Mr Humphrey Shaw	Mr B MacLeod
Item 2/03 8 Village Way, Pinner	Mr Michael Anthony McWilliams	
Item 2/09 6 South Close, Rayners Lane	Mr Ian Harry	Mr Bharde

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