



**STRATEGIC PLANNING
COMMITTEE**

WEDNESDAY 25 JUNE 2008

ADDENDUM

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HARROW COUNCIL

ADDENDUM

STRATEGIC PLANNING COMMITTEE

WEDNESDAY 25TH -JUNE 2008

Section 1

1/01

RECOMMENDATION

Plan Nos: Delete-Parameter Plans from Heads of Terms on page 2

Insert condition No 17

No living room window shall be placed in the east elevation of the block orientated north/south nearest to Grove Hill Road.

REASON To preserve residential amenity.

Insert Informative No 8

For the purpose of the avoidance of doubt demolition archaeological works and site investigation works shall not constitute the commencement of development.

INFORM the applicant that

ADD c) The withdrawl of the Environment Agency objection.

1/03

Amend description to read

REDEVELOPMENT OF BUILDERS YARD: NINE STOREY BUILDING WITH BASEMENT COMPRISING A GROUND FLOOR CAFÉ/RESTURANT (CLASS A3 USE), 3458 SQM SECOND FLOOR SAINBURY'S FOOD STORE (CLASS A1 USE) WITH 220 RETAIL PARKING SPACES, 146 FLATS IN FOUR TO SIX STOREYS ABOVE THE RETAIL USE, 75 RESIDENTIAL PARKINIG SPACES, SECURE CYCLE PARKING (1 PER DWELLING & 51 FOR THE RETAIL USE) LANDSCAPED ROOF GARDENS ABOVE THE RETAIL USE, RETAIL PARKING ACCESS OFF PINNER ROAD, RESIDENTIAL PARKING AND SERVICE ACCESS OFF NEPTUNE ROAD, IMPROVEMENTS TO PINNER ROAD/NEPTUNE ROAD JUNCTION AND PUBLIC REALM ENHANCEMENT OF PEDESTRIAN UNDERPASS (RESIDENT PERMIT RESTRICTED)

RECOMMENDATION

Amend Plan Nos. to read

PL_010, PL_050B, PL_090C, PL_100F, PL_101L, PL_102J, PL_103I, PL_104J, PL_105G, PL_106G, PL_107G, PL_108H, PL_109H, PL_110D, PL_200E, PL_201E, PL_301D, PL_302E, PL_401A, PL_402A, PL_403A, PL_404A, PL_405A, PL_406, PL_407, PL_408A, PL_409A, PL_410A, PL_411A, PL_412A, PL_413A, PL_414A, PL_415A, PL_416A, PL_417A, PL_418A, PL_419, PL_421, PL_422, PL_500, PL_501, PL_502, PL_503, PL_504, PL_505, PL_506, 3325/L/21C, 3325/L/23B, 3325/L/24B

Add: 'Statement on Secured By Design Issues (addendum to Design & Access Statement).'

INFORM the applicant

Amend ii) Public Transport to read:

a contribution of up to £250,000 to improve the capacity of Harrow bus station and public transport facilities in the vicinity of the site

Amend condition 25 to read

The retail uses hereby permitted shall not be open to customers outside the following times

a: 08.00 hours to 22:00 hours, Monday to Saturday inclusive,

b: 10.00 hours to 18.00 hours, Sundays or Bank Holidays,

REASON: To safeguard the amenity of neighbouring and future residents.

Amend the REASON to condition 30 to read

REASON: To reduce overall food waste collection from the residential element and to ensure a sustainable form of development.

Add the following conditions

Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the local planning authority. The submitted plan shall include details of management of any flat / shallow, pitched / green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The Bird Management Plan shall be implemented as approved, upon completion of the roofs. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the local planning authority.

REASON: It is necessary to manage the roofs in order to minimise its attractiveness to birds, which could endanger the safe movement of aircraft and the operation of Heathrow Airport.

No person when working within the building shall park in the shoppers car park.

REASON: To safeguard the retail parking and to maximise travel to work other than by car.

The development hereby permitted shall not commence until details of the Combined Heat and Power engine to be used, the manufacturers warranty and evidence that the choice of fuel will not compromise the ongoing operation and maintenance cover for the engine have been submitted to and approved in writing by the local planning authority.

REASON: To ensure a satisfactory form of development.

c) Proposed Details – amend bullet point 6 and delete reference to '31 social-rented accommodation' and replace with '30 social-rented accommodation.'

APPRAISAL

4) Housing Provision & Density

- amend to Read: 'Affordable Housing, Housing Provision & Density'
- 1st paragraph delete '147 units' and replace with '146' units'.
- 4th paragraph delete 'The remaining 43 units' and replace with 'The remaining 42 units'
- amend housing mix to read as follows:

Social Rented

1 bed = 13.3%
 2 bed = 40%
 3 bed = 33.3%
 4 bed = 13.3%

100%

Shared Ownership

1 bed = 33.3%
 2 bed = 66.6%
 100%

(% per number of units)

3/01

g) Consultations:

The Pinner Association: Proposal is in direct conflict with Council's policy on the permissible amount of non-A1 use in the primary frontage of the Pinner District Shopping Centre; already more non-A1 use than policy permits and the situation should not be allowed to get any worse; application if permitted would allow the creation of a cluster of non-A1 uses in this part of High Street.

AGENDA ITEM 10

ADVANCE WARNING GIVEN OF REQUESTS TO MAKE REPRESENTATIONS ON PLANNING APPLICATIONS

Application	Objector	Applicant/Applicant's Representative (who has advised that they would wish to reply)
Item 1/01 Harrow College – outline development	1) Lim Bilimorian 2) Alan Evans	Tony Medhurst/Louise Mortom
Item 1/02 Harrow College – listed building consent	1) Lim Bilimorian 2) Alan Evans	Tony Medhurst/Louise Mortom
Item 1/03 Former Travis Perkins	Dr Rex Galbraith	Ben Holmes

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