

# **Planning Committee**

## **ADDENDUM**

**DATE:                      Wednesday 28 November 2012**

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**HARROW COUNCIL**

**ADDENDUM**

**PLANNING COMMITTEE**

**DATE : 28<sup>th</sup> November 2012**

<b>1/01</b>	<p><b>Add Conditions:</b></p> <p>18 An investigation and risk assessment must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:</p> <ul style="list-style-type: none"> <li>(i) a survey of the extent, scale and nature of contamination;</li> <li>(ii) an assessment of the potential risks to:             <ul style="list-style-type: none"> <li>• human health,</li> <li>• property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,</li> <li>• adjoining land,</li> <li>• groundwaters and surface waters,</li> <li>• ecological systems,</li> <li>• archeological sites and ancient monuments;</li> </ul> </li> <li>(iii) an appraisal of remedial options, and proposal of the preferred option(s).</li> </ul> <p>This must be conducted in accordance with DEFRA and the Environment Agency's <i>'Model Procedures for the Management of Land Contamination, CLR 11'</i>.</p> <p>REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 5.21B of the London Plan 2011 and saved Policy EP22 of the Harrow Unitary Development Plan 2004.</p> <p>19 A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.</p> <p>REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried</p>
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	<p>out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy EP22 of the Harrow Unitary Development Plan 2004.</p> <p>20 The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.</p> <p>REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy EP22 of the Harrow Unitary Development Plan 2004.</p>
<p><b>2/01</b></p>	<p><u>Amend APPRAISAL</u>  <b>9) Sustainability</b></p> <p>It is recommended that condition 11 be amended to require only Code for Sustainable Homes Level 3 compliance, rather than Level 4. This is on the basis that the extant permission for the redevelopment of the site (to which this application proposes only minor amendments) requires only Level 3 compliance, which is a relevant ‘fall back position’. The applicant’s Energy Strategy also demonstrates that the proposed energy saving would be higher than required, so it is considered appropriate in this instance to require only Code Level 3 compliance.</p> <p>The applicants have also reiterated the ‘fall back position’ and consider that, in any event, the scale of the proposal would not justify in excess of Code 3 compliance. In addition, they have acquired the site on the basis of the extant permission and their commercial programme (allied to Code 3 compliance) is well advanced. The proposal also demonstrates that the proposed energy saving would be far higher than required.</p> <p>The applicants are very keen to implement the scheme as soon as possible, so as to complement the unique Bentley priory development.</p> <p><b>Amend condition to read:</b></p> <p>11 The dwellinghouses shall be constructed to meet at least Level 3 of Code for Sustainable Homes. To this end the applicant is required to provide a design stage interim certificate of compliance demonstrating compliance with code level 3 prior to occupation of any of the dwellinghouses.</p> <p>REASON: To ensure that the development meets the highest standards of sustainable design and construction in accordance with London Plan (2011) policy 5.3.</p>

**Table on p.28 to read:**

	<b>Approved Footprint (sqm)</b>	<b>Proposed Footprint (sqm)</b>	<b>Difference</b>
Plot 1	260	265	+5
Plot 2	327	309	-18
Plot 3	505	496	-9
Plot 4	514	533	+19
Plot 5	214	217	+3
Plot 6	304	260	-44
Plot 7	304	265	-39
<b>Total</b>	<b>2,428</b>	<b>2,345</b>	<b>-83</b>

**2/02**

**‘The SPD’ – clarification:**

All non-specific references to ‘the SPD’ refer to the adopted Supplementary Planning Document: Residential Design Guide (2010).

**‘Forecourt Treatment’ (p.41) – first paragraph to read:**

Paragraph 5.5 of the SPD ‘Residential Design Guide’ (2010) states: “the layout of the forecourt should comply with the relevant provisions set out in the Council’s Accessible Homes SPD and should make provision for soft landscaping of the parts of the forecourt not needed to provide car parking space and access to the premises”. The guidance seeks a balance between the provision of accessible car parking and soft landscaping, stating: “this supplementary planning document seeks to ensure that forecourt changes being carried out as part of a conversion scheme enhance traditional suburban character”.

## **AGENDA ITEM 9**

### **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)
2/02 25 Cedar Drive, Pinner	Shelina Janmohamed	Jiten Chauhan

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