

Planning Committee

ADDENDUM

DATE:

Wednesday 12 December 2012

HARROW COUNCIL

ADDENDUM

PLANNING COMMITTEE

DATE : 12th December 2012

1/01	<p><u>Addendum Item 1:</u></p> <p>1) The responses received in relation to this application are summarised in the table below.</p> <p>Objection - 33 Support - 0</p> <table border="1"> <thead> <tr> <th>Objection</th><th>Response</th></tr> </thead> <tbody> <tr> <td>Noise Pollution (Loud music and microphones) will cause harm to neighbours amenity.</td><td>Condition 11 of the approved scheme (P/1282/07) is imposed to ensure that no music or other amplified sound caused as a result of the permission shall be audible at the boundary of any residential premises either attached to, or in the vicinity of, the premises to which this permission relates.</td></tr> <tr> <td>Loss of quality of life from noise from more people being on site.</td><td>Addressed in Section 2 of the Committee Report.</td></tr> <tr> <td> Traffic implications Including the increase of traffic (jams/congestion), noise and disturbance, increased pollution. Traffic issues mainly at pick up and drop off times. Increase in traffic and illegal parking stops buses from getting through. Increase in traffic and </td><td>Addressed in Section 3 of the Committee Report.</td></tr> </tbody> </table>	Objection	Response	Noise Pollution (Loud music and microphones) will cause harm to neighbours amenity.	Condition 11 of the approved scheme (P/1282/07) is imposed to ensure that no music or other amplified sound caused as a result of the permission shall be audible at the boundary of any residential premises either attached to, or in the vicinity of, the premises to which this permission relates.	Loss of quality of life from noise from more people being on site.	Addressed in Section 2 of the Committee Report.	Traffic implications Including the increase of traffic (jams/congestion), noise and disturbance, increased pollution. Traffic issues mainly at pick up and drop off times. Increase in traffic and illegal parking stops buses from getting through. Increase in traffic and	Addressed in Section 3 of the Committee Report.
Objection	Response								
Noise Pollution (Loud music and microphones) will cause harm to neighbours amenity.	Condition 11 of the approved scheme (P/1282/07) is imposed to ensure that no music or other amplified sound caused as a result of the permission shall be audible at the boundary of any residential premises either attached to, or in the vicinity of, the premises to which this permission relates.								
Loss of quality of life from noise from more people being on site.	Addressed in Section 2 of the Committee Report.								
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parking pressure would lead to safety of pedestrians	
Controlled Parking Zone offers some respite, but not enforced during the weekend.	
No detail of management for parking.	No information has been submitted in support of the application with regard to parking management.
Illegal car parking in nearby residential streets.	Not a matter that can be considered under the planning legislation. The Council will continue to monitor this situation.
Traffic exacerbated by use of grounds by Barnet Football Club.	The use of the property by Barnet Football Club is a use that is already in place. Unrestricted use of the property is likely to result in further traffic implications whilst Barnet Football Club using the site.
Children not using public transport as stated in planning application.	Noted.
No safeguard to minimise the impact of events on residents.	Addressed in section 2 of the committee report
No detail regarding events to be held, by who and how this would be managed. No one answerable.	Issue of unrestricted use addressed in Section 1 of the committee report
Increase in litter.	Waste and recycling facilities are provided on site. However, the matter of litter on site should be dealt with by the management of the Krishna Avanti School.
Human rights disregarded.	The applicant has the right to submit an application which the Council are statutorily obliged to consider. The Council will therefore assess the application submitted against the relevant plans and policies.
No justification for the proposed change.	Noted.
Traffic calming condition from original application has not	The Council will continue to monitor this situation.

	worked.	
	Applicant has not made an attempt to integrate with the community.	Not something that can be considered under planning legislation.
	Lack of privacy.	Unrestricted use of the site may lead to a loss of privacy of neighbouring residential properties.
	Theft	The property has met the secure by design principles which are the matters that can be considered under the planning legislation. The correlation in the increase in people and theft is not something that can be considered under the planning legislation.
	Belmont FC next September will add to the issues.	Not a consideration under this application, which is for the removal of Condition 14 and 19. The potential use of the property by Belmont FC is not a material consideration on site at the time of the application.
	<p>Sport England – No Comment Environment Agency – No Comment London Borough of Barnet – No Objection William Ellis Residents Association – Object.</p> <p>2) Amend recommendation to:</p> <p>1. Delegated Authority be given to the Divisional Director of Planning to determine Planning permission following the end of the consultation period on 27 December 2012.</p> <p>2. GRANT planning permission for the development described in the application and the submitted plans, subject to conditions, for the following reason:</p> <p>3) To add the following informative to the report under the heading INFORMATIVES;</p> <div style="border: 1px solid black; padding: 5px;"> <p>Statement under Article 31 (1)(cc) of The Town and Country Planning Development Management Procedure) (England) Order 2010 (as amended).</p> <p>This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.</p> </div>	
2/01	<p>Under Site Description:</p> <p>ADD:</p> <p>The total site area of the school is 26,970 m2</p> <p>The area covered by permanent buildings is 5,950m2 (22% of the total site)</p> <p>The area covered by temporary buildings which are the subject of this application is 940m2 (3.5% of the total site)</p> <p>The area covered by temporary buildings for which planning permission has expired</p>	

	<p>is 230m2 (1% of the total site)</p> <p>The school has a smaller playing area of 735m2, a 2,800m2 Multi-Use Games Area, a 5,500m2 playing field and informal hard surfaced play areas of approximately 650m2.</p> <p>The school has access to off-site playing fields</p> <p>Under Consultations: Amend response from Pinner Association to 'No response received' Amend responses from Landscape Architect and Planning Arboricultural Officer to 'No objection'</p> <p>Under Notifications: Amend number of replies to 2</p> <p>Under Informatives: ADD: 2 INFORMATIVE The applicant is advised that any application for the retention of the temporary building beyond the three years permitted by this decision is unlikely to be favourably considered.</p> <p>3 GRANT OF PLANNING PERMISSION WITH PRE-APPLICATION ADVICE This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.</p>
2/02	<p>Under Site Description: ADD: The total site area of the school is 55,440 m2 The area covered by permanent buildings is 3,600m2 (6% of the total site) The area covered by temporary buildings which are the subject of this application (and associated application P/2828/12) is 520m2 (1% of the total site) The area covered by temporary buildings for which planning permission has expired is 360m2 (0.6% of the total site)</p> <p>The school has a hard surfaced playing area of 1540m2. The school is set in a wooded area and there is a considerable amount of informal play space at the school.</p> <p>Under Notifications: Amend number of replies to 0</p> <p>Under Summary of Responses: Amend to read 'N/A'</p> <p>Under Section 4 (Consultation Responses) Amend to read 'N/A'</p> <p>Under Informatives: ADD: 2 INFORMATIVE The applicant is advised that any application for the retention of the temporary</p>

	<p>building beyond the three years permitted by this decision is unlikely to be favourably considered.</p> <p>3 GRANT OF PLANNING PERMISSION WITH PRE-APPLICATION ADVICE This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.</p>
2/03	<p>Under Site Description:</p> <p>ADD: The total site area of the school is 55,440 m2 The area covered by permanent buildings is 3,600m2 (6% of the total site) The area covered by temporary buildings which are the subject of this application (and associated application P/2823/12) is 520m2 (1% of the total site) The area covered by temporary buildings for which planning permission has expired is 360m2 (0.6% of the total site)</p> <p>The school has a hard surfaced playing area of 1540m2. The school is set in a wooded area and there is a considerable amount of informal play space at the school.</p> <p>One of the temporary classrooms has already been in place since 2008 and one since 2007.</p> <p>Under Proposal Details Delete 5 November 2012 and replace with 14 July 2013</p> <p>Under Notifications: Amend number of replies to 0</p> <p>Under Summary of Responses: Amend to read 'N/A'</p> <p>Under Section 4 (Consultation Responses) Amend to read 'N/A'</p> <p>Under Informatives:</p> <p>ADD: 2 INFORMATIVE The applicant is advised that any application for the retention of the temporary building beyond the three years permitted by this decision is unlikely to be favourably considered.</p> <p>3 GRANT OF PLANNING PERMISSION WITH PRE-APPLICATION ADVICE This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.</p>
2/04	<p>Under Site Description:</p> <p>ADD: The total site area of the school is 17,700 m2</p>

	<p>The area covered by permanent buildings is 7,360m² (42% of the total site) The area covered by temporary buildings which are the subject of this application (and associated application P/2821/12) is 810m² (5% of the total site)</p> <p>The school has two hard surfaced playing areas, one of 1,000m², the other of 2,500m². The school has access to off-site playing fields.</p> <p>Under Notifications: Amend number of replies to 0</p> <p>Under Summary of Responses: Amend to read 'N/A'</p> <p>Under Section 4 (Consultation Responses) Amend to read 'N/A'</p> <p>Under Informatives:</p> <p>ADD: 2 INFORMATIVE The applicant is advised that any application for the retention of the temporary building beyond the three years permitted by this decision is unlikely to be favourably considered.</p> <p>3 GRANT OF PLANNING PERMISSION WITH PRE-APPLICATION ADVICE This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.</p>
2/05	<p>Under Site Description: ADD: The total site area of the school is 17,700 m² The area covered by permanent buildings is 7,360m² (42% of the total site) The area covered by temporary buildings which are the subject of this application (and associated application P/2822/12) is 810m² (5% of the total site)</p> <p>The school has two hard surfaced playing areas, one of 1,000m², the other of 2,500m². The school has access to off-site playing fields.</p> <p>Under Notifications: Amend number of replies to 0</p> <p>Under Summary of Responses: Amend to read 'N/A'</p> <p>Under Section 4 (Consultation Responses) Amend to read 'N/A'</p> <p>Under Informatives:</p> <p>ADD: 2 INFORMATIVE The applicant is advised that any application for the retention of the temporary</p>

	<p>building beyond the three years permitted by this decision is unlikely to be favourably considered.</p> <p>3 GRANT OF PLANNING PERMISSION WITH PRE-APPLICATION ADVICE This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.</p>
2/06	<p>Under Site Description: ADD: The total site area of the school is 18,630 m2 The area covered by permanent buildings is 7,180m2 (excluding three open courtyard areas) (39% of the total site) The area covered by temporary buildings which are the subject of this application is 410m2 (2% of the total site)</p> <p>The school has a hard surfaced playing area of 2,500m2. There is a grassed informal play area within the school. The school has access to off-site playing fields.</p> <p>Under Consultations Amend Stanmore Society, Environment Agency, Crime Design Prevention Officer to 'No response received' Amend Landscape Architect and Public Realm to 'No objection'</p> <p>Under Notifications: Amend number of replies to 0</p> <p>Under Summary of Responses: Amend to read 'N/A'</p> <p>Under Section 5 (Consultation Responses) Amend to read 'N/A'</p> <p>Under Informatives: ADD: 2 INFORMATIVE The applicant is advised that any application for the retention of the temporary building beyond the three years permitted by this decision is unlikely to be favourably considered.</p> <p>3 GRANT OF PLANNING PERMISSION WITH PRE-APPLICATION ADVICE This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.</p>
2/07	<p>Under Site Description: ADD: The total site area of the school is 22,130 m2 The area covered by permanent buildings is 5,760m2 (excluding an open courtyard area) (36% of the total site) The area covered by temporary buildings which are the subject of this application is</p>

	<p>420m2 (2% of the total site)</p> <p>The school has a multi-use sports pitch area of 2,400m2 and a hard surfaced playing area of 2,400m2. There is a grassed informal play area within the school.</p> <p>Under Consultations Amend London Borough of Brent to 'No response received' Amend Design and Conservation Officer to 'No objection'</p> <p>Under Notifications: Amend number of replies to 0</p> <p>Under Summary of Responses: Amend to read 'N/A'</p> <p>Under Section 4 (Consultation Responses) Amend to read 'N/A'</p> <p>Under Informatives:</p> <p>ADD: 2 INFORMATIVE The applicant is advised that any application for the retention of the temporary building beyond the three years permitted by this decision is unlikely to be favourably considered.</p> <p>3 GRANT OF PLANNING PERMISSION WITH PRE-APPLICATION ADVICE This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.</p>
2/08	<p>Under Site Description:</p> <p>ADD: The total site area of the school is 51,440 m2 The area covered by permanent buildings is 13,610m2 (excluding an open courtyard area) (27% of the total site) The area covered by temporary buildings which are the subject of this application is 710m2 (1.3% of the total site) The area covered by temporary buildings for which planning permission has expired is 720m2 (1.3% of the total site) The school has a multi-use sports pitch area of 3,600m2 and a hard surfaced playing area of 1,700m2. There is a grassed area near the boundary with Courtney Avenue with an area of 4,000m2. This is not laid out for formal games.</p> <p>Under Consultations Amend Sport England to: It is understood that the site forms part of, or constitutes a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 (Statutory Instrument 2010 No. 2184), in that it is on land that has been used as a playing field within the last five years, and the field encompasses at least one playing pitch of 0.2 ha or more, or that it is on land that is allocated for the use as a playing field in a development plan or in proposals for such a plan or its</p>

alteration or replacement.

Sport England has therefore considered the application in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches. The policy states that:

“Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the specific circumstances applies.”

Reason: Development which would lead to the loss of all or part of a playing field, or which would prejudice its use, should not normally be permitted because it would permanently reduce the opportunities for participation in sporting activities. Government planning policy and the policies of Sport England have recognised the importance of such activities to the social and economic well-being of the country.

The proposed development involves the retention of a temporary modular building for an additional three years on the School's playing field.

While have not visited the site, there would not appear to be any physical constraints that would prevent the site of the proposed development from being used to form part of a playing pitch. As such, the encroachment onto the playing field would represent a technical breach of the above policy, as the development would not be consistent with exception E3 of the policy, which relates to parts of playing fields that are incapable of forming part of a playing pitch. None of the other exceptions in the policy are considered to be applicable in relation to this proposal. However, in this instance I am mindful of the following characteristics:

- The existing playing pitches would not be affected by the proposed development;
- The reduction (temporary in relation to the area of open space which the modular building is to be sited on) in the size of the playing field associated with the proposals is unlikely to have an impact on the school's ability to meet PE curricular needs or compromise any community use of the playing field;
- The modular building is temporary and is expected to be removed at the end of the three year period. Consequently, it is expected that the area of open space, which the modular building is to be sited on, will be restored to playing field use at the end of the temporary period.

This being the case, Sport England does not wish to raise an objection to this application. However, this position is **strictly subject** to a planning condition being attached to the decision notice (if the Council are minded to approve the application) requiring the classroom unit to be removed at the end of the temporary period and for the part of this site which is currently part of the existing playing field to be subsequently restored to playing field use.

Under Notifications:

Amend number of replies to 0

	<p>Under Summary of Responses: Amend to read 'N/A'</p> <p>Under Section 1 – Principle of Development</p> <p>Add new paragraph on page 82 of the agenda after the word 'permanent'.</p> <p>With this application, Sport England considers that the land is capable of forming a playing pitch. However, Sport England raises no objection to this application subject to a condition requiring the land to be restored to playing field use following expiry of the period of consent. A suitable condition is therefore recommended.</p> <p>Under Section 4 (Consultation Responses) Amend to read 'N/A'</p> <p>Under Conditions:</p> <p>DELETE Condition 1 and replace with:</p> <p>The temporary modular building to provide classrooms shall be removed and the land restored to its former condition within three years of the date of this permission. REASON: To safeguard the character of the area and to allow the space to be used for sport and recreation, pursuant to policies 3.18, and 7.4 of The London Plan (2011), policy CS1.B of the Harrow Core Strategy (2012) and saved policies D4 and C7 of the Harrow Unitary Development Plan (2004).</p> <p>Under Informatives:</p> <p>ADD: 2 INFORMATIVE The applicant is advised that any application for the retention of the temporary building beyond the three years permitted by this decision is unlikely to be favourably considered.</p> <p>3 GRANT OF PLANNING PERMISSION WITH PRE-APPLICATION ADVICE This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.</p>
2/09	<p>Under Site Description:</p> <p>ADD: The total site area of the school is 44,410 m2 The area covered by permanent buildings is 6,250m2 (14% of the total site) The area covered by temporary buildings which are the subject of this application is 260m2 (0.5% of the total site) The area covered by temporary buildings for which planning permission has expired is 550m2 (1.2% of the total site) The school has two multi-use sports pitches with an area of 1,400m2 each. There is 17,000m2 sports field at the east of the site.</p> <p>Under Notifications: Amend number of replies to 0</p>

	<p>Under Summary of Responses: Amend to read 'N/A'</p> <p>Under Section 4 (Consultation Responses) Amend to read 'N/A'</p> <p>Under Informatives:</p> <p>ADD:</p> <p>2 INFORMATIVE The applicant is advised that any application for the retention of the temporary building beyond the three years permitted by this decision is unlikely to be favourably considered.</p> <p>3 GRANT OF PLANNING PERMISSION WITH PRE-APPLICATION ADVICE This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.</p>
2/11	<p>Recommendation Amend recommendation to:</p> <ol style="list-style-type: none"> 1. Delegated Authority be given to the Divisional Director of Planning to determine Planning permission following the end of the consultation period on 27 December 2012. 2. GRANT planning permission for the development described in the application and the submitted plans, subject to conditions, for the following reason: <p>Advertisement The Officers report to the Planning Committee states that the expiry date for the site notice is December 8th. Since writing this report, an additional site notice has been put up on site. The expiry date for this site notice is December 27th 2012.</p> <p>Notifications: Two comments have been received since writing the report to the Planning Committee. These two comments are from the same neighbouring occupier and can be summarised as follows:</p> <p>Comment 1</p> <ul style="list-style-type: none"> • Support the proposal in principle as it is largely the same as the previously granted permission • The Design and Access Statement and the Heritage Statement state that the plans are identical to those in 2007 – it should be pointed out that the infill section to the north is not identical • The front wall has been reduced to 1 m but the pillars have not been reduced. Assumed that the pillars will have to be reduced also but this will present difficulty for the flank wall as it will not be supported. • Previous concerns over traffic problems have come to pass. On occasion, visitors block the pavement. • Content, provided the unlawful items are rectified and the property is constructed to the specifications recommended by the Planning Officer.

Comment 2

- The Officers report refers to a TPO tree. It must be noted that the applicant removed a perfectly healthy tree to the side in order to gain access to the rear garden. That was the only tree to the side so the report to Planning Committee lacks accuracy. The Council's Tree Officer ordered that the tree be replaced but this has not occurred.
- The pillars have been reduced in height.

Section 4) Trees and New Development

At the end of this section, add:

It is noted that a submission has been received in response to consultation which has commented that a replacement tree has not be planted on the site. This statement is factually incorrect and the Council do have photographs to provide evidence that a fruit tree was planted in May 2011.

Section 6) Consultation Responses

At the end of this section, add:

- The Design and Access Statement and the Heritage Statement state that the plans are identical to those in 2007. It should be pointed out that the infill section to the north is not identical – The report to the Planning Committee recognises the fact that the scheme is not identical to the previously approved scheme (P/1646/07) and the Officer's assessment of the current proposal has considered this.
- The front wall has been reduced to 1 m but the pillars have not been reduced. It is assumed that the pillars will have to be reduced also but this will present difficulty for the flank wall as it will not be supported – The pillars have been reduced in height to 1 m since this comment was submitted.
- Previous concerns over traffic problems have come to pass. On occasion, visitors block the pavement – Parking is provided for 2-3 vehicles on the front driveway, and this is considered to be acceptable for a single family dwellinghouse.
- The Officers report refers to a TPO tree. It must be noted that the applicant removed a perfectly healthy tree to the side in order to gain access to the rear garden. That was the only tree to the side so the report to Planning Committee lacks accuracy. The Council's Tree Officer ordered that the tree be replaced but this has not occurred – This issue is addressed above.

Informatives

At the end of this section, add:

Statement under Article 31 (1)(cc) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended).

This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.