

# **Planning Committee**

## **ADDITIONAL ADDENDUM ITEM**

**DATE:**

**Wednesday 16 October 2013**

## **PRE-COMMITTEE ADDENDUM PLANNING COMMITTEE**

<b>Meeting Date</b>	<b>16<sup>th</sup> October 2013</b>
<b>Officer</b>	<b>NR</b>
<b>Agenda Item</b>	<b>Site Address: 47 High Street, Edgware, HA8 7DD</b>
	<b>Reference  P/1121/13</b>

### **ADDENDUM INFORMATION**

#### **NEIGHBOUR NOTIFICATION UPDATE**

On page 179 update Summary of Responses:

Two additional representations have been received, one in support of the application and one objection.

A members briefing note has been submitted by Curtain and Co, an independent company, on behalf of the applicant in support of the application. The comments in the briefing note are summarised as follows:

- VIP Lounge would like to make the case for Councillors to overturn the officers' recommendation and grant permission for the VIP to maintain its current opening hours.
- The premises have a current licence which covers opening hours from 08:00-00:45 which has been operational for 10 years.
- VIP Lounge is not asking for an increase in operating hours, just to maintain those it currently operates within.
- Any restriction in the opening hours would unnecessarily damage the popularity of the VIP Lounge as a successful local business, employer and significant contributor to the local economy.
- We need members to move to support our application to maintain the existing opening hours at planning committee. The economic impact of not doing so would severely impact the viability of the business and its role as a local employer.
- Officers have recommended the application for refusal on the argument that keeping the existing opening hours will potentially give rise to "unacceptable levels of noise and disturbances and general activity at unsocial hours that would have an unacceptable impact detrimental impact on the residential amenities of the occupiers of the surrounding neighbourhood residential properties."
- This argument is unfounded and would have a profound adverse effect in terms of restraining the VIP Lounge's opening hours would have on its ability to offer its services or to the economic effect it would have on its employees, supply chain and other local businesses.

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- VIP Lounge is not asking for an increase in operating hours, but rather seeking to ensure that the opening hours fall in line with the current licensed opening hours which has been operating for the last 10 years.
- In this time, there has been no recorded noise complaint received by Harrow Council.
- Although there has been one instance of local residents complaining about noise, this was wrongly directed at VIP Lounge. Rather, VIP Lounge has clear CCTV evidence that the subject of this complaint was a removal vehicle and not VIP Lounge staff or clients. Written correspondence can be provided to support this.
- VIP Lounge goes above and beyond in its efforts to be a 'good neighbour' by operating under strict event management plans and travel plans which aid the venue prevent any public nuisance that may arise from its activities.
- The site is located on the A5, a London Distribution Road which is itself noisy and causes background disturbance at all times of the day. It cannot, therefore, be assumed that any high-time noise is associated solely with the operating of the VIP lounge.
- The VIP Lounge is a well established local venue which currently deals with the largest amount of marriage licenses in Harrow. It employs 12 permanent staff, plus up to 35 agency and part time staff on any given day. It also has around 25 local suppliers from catering suppliers to events managers who rely on VIP Lounge's custom for their income.
- A refusal to retain the VIP Lounge's current opening hours would have a detrimental economic impact on the venue, its employees and the suppliers it help to support.

One additional objection has been received as outlined below:

- Residents very much oppose the extension of opening hours. They have and they are suffering constant noise from the premises and particularly the car park.

Under Appraisal on Page 179 add:

On 11 October 2011, the Greater London Authority [GLA] published Revised Early Minor Alterations [REMA] to The London Plan 2011. From this date, the REMA are operative as formal alterations to The London Plan 2011 and therefore form part of the development plan for Harrow.

In relation to the policies of the LP which are relevant to this application, only policies 6.9 (Cycling) and 7.15 (Reducing Noise and Enhancing Soundscapes) of the London Plan have been altered since the application was reported to the Planning Committee agenda of 16 October 2013. Officers consider that the content of the alterations to this policies do not materially alter the conclusions of the report on the agenda.

Under Residential Amenity on Page 80 add:

The National Planning Policy Framework outlines that planning decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of the development.

Amend informative on Page 183 as follows:

The following policies are relevant to this decision:

**National Planning Policy Framework (2012)**

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## **The London Plan (2011)**

6.3 Assessing Effects of Development on Transport Capacity

6.9 Cycling

6.13 Parking

7.3 Designing Out Crime

7.15 Reducing Noise and Enhancing Soundscapes

## **Harrow Development Management Policies Local Plan (2013)**

Policy DM 1 – Achieving a High Standard of Development

Policy DM 41 – Evening Economy

Policy DM 42 – Parking Standards