

Planning Committee

ADDENDUM

DATE: Wednesday 18 December 2013

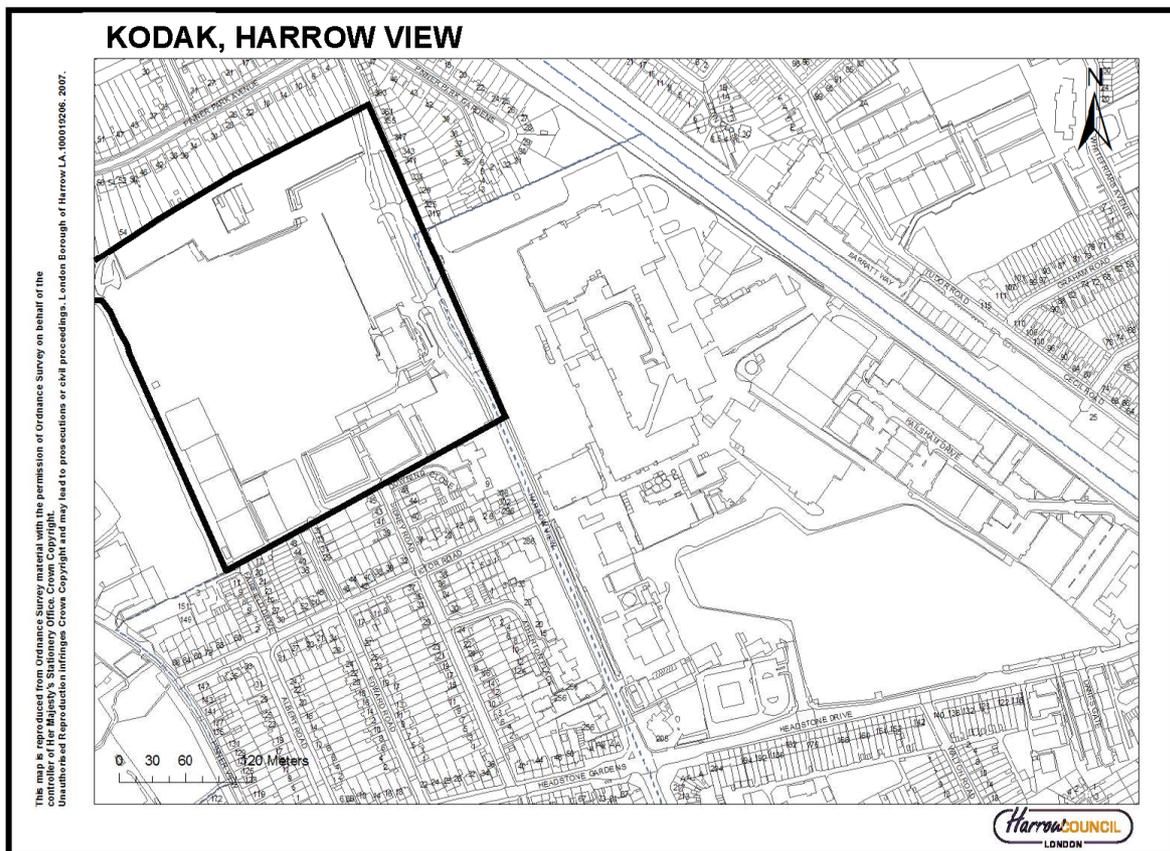
HARROW COUNCIL

ADDENDUM

PLANNING COMMITTEE

DATE : 18 December 2013

2/02	Map relating to the Kodak site.
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<p>2/06</p>	<p>Following publication of the Agenda, officers have received the following response from the Council's Environmental Health Department:</p> <p>Only one complaint has been received relating to the previous food business (The Fish House). This was made on 22nd April 2013. The complaint was made regarding odour and noise. On speaking to the complainant, the main problem was noise from the ventilation system. The complaint was investigated, nuisance was not witnessed. Diary sheets were sent to the complainant, who never returned them</p> <p>There was noise emanating from the ventilation system on the flat roof at the rear of the building. The owner of the business had already arranged to fit silencers. Silencers were duly fitted. On the 14th may 2013, I (the Environmental Health Officer) spoke to the complainant, who acknowledged that it was much quieter and he has not been in contact since.</p> <p>There have no other complaints logged against this premises since 22nd April 2013.</p> <p>For your information the ventilation system has grease filters, which only capture grease. These filters will not stop odour. It would help if the ducting finished at least 1m above the roof ridge (of the highest roof) of the building to help with odour dispersal. However with wind in the right direction, this still may give rise to odour complaints. There are a variety of methods the business may consider to help control odours e.g. activated carbon pellets. I have enclosed the Odour Guidance given for Local Authorities. These controls will not remove all odour. I have enclosed the guidance I would pass onto businesses, seeking further advice on such matters.</p> <p>Whilst Environmental Health can investigate complaints with regard to nuisance under the Environmental Protection Act 1990, a business grilling chicken may put in the best available methods to try to capture odour, but there it is likely that there will still be some cooking odours emitted from the premises which may affect nearby properties.</p>
<p>2/07</p>	<p>Page 76 AMEND Net Additional Floorspace to: 830 square metres</p> <p>Page 79 ADD Main Considerations:</p> <ol style="list-style-type: none"> 1) Principle of Development 2) Character of the Area and Impact on the adjacent Metropolitan Open Land (MOL) 3) Residential Amenity 4) Highway Safety 5) Drainage 6) Sustainable Design and Construction 7) Accessibility 8) Equalities Statement 9) S17 Crime & Disorder Act 10) Consultation Responses <p>Page 83, condition 3 and page 84 Plan Numbers ADD email from agent dated 5/11/13 regarding Hydrobrake Details and Thames Water consent to connect to the public sewer dated 2/12/13.</p>

Page 83 **AMEND** condition number 6 to state:

“The development hereby permitted shall not be used until there has been submitted to, and approved in writing by, the local planning authority, a scheme of hard and soft landscape works adjacent to the sixth form building. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers /densities.

REASON: To safeguard the character and appearance of the area, in accordance with policies DM1 and DM22 of the Harrow Development Management Policies Local Plan (2013)”.

Page 84.

REMOVE Informative number 4 as a 1.8m high chain link fence would be permitted development and would not require planning permission.

Page 84

REPLACE Informative number 3 with:

“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”.

Page 76

Under the Recommendation **ADD**:

“Regulation 3 applications are applications for planning permission by an interested planning authority to develop any land of that authority. In this instance, the applicant is the London Borough of Harrow and the land is at Whitmore High School, Porlock Avenue, Harrow, HA2 0AD”.

**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)
Application 2/04, 5 The Quadrant, Headstone Gardens, Harrow	Kamal Shah	Mr or Mrs Ali
Application 2/05, 17 Glanleam Road, Stanmore	Maurice Leaman Paul Gani*	Malcolm Pawley
Application 2/06, 5 Canons Corner, Edgware	Godfrey Dyane	Mr Shami
Applications 3/01 and 3/02, 45-55 West Street, Harrow	Jane Yardley**	Graham Harwood**

*The Committee is requested to consider the suspension of procedure rule 30.3 as the request to speak was received subsequent to the deadline and in accordance with 30.5 to allow more than one objector to speak on an application.

** The Committee is requested to consider the suspension of procedural rule 30.1.1 to allow speakers on an application where the recommendation of the officer is to refuse planning permission.