

# **Planning Committee SPECIAL**

## **ADDENDUM**

**DATE:                      Wednesday 30 April 2014**

**HARROW COUNCIL**

**ADDENDUM**

**PLANNING COMMITTEE**

**DATE : 30 April 2014**

<b>2/01</b>	<p><b>CONSULTATIONS UPDATE</b>  <u>Page 6</u></p> <p><u>Additional comments from the Drainage Authority:</u>  I can confirm that the additional details submitted in respect of surface water attenuation and storage is now satisfactory. Thames Water consent is still required and this should be covered by pre-occupation condition.</p> <p><u>Secure by Design Officer:</u>  I welcome the comments within the Design and Access statement and the commitment to achieve Secured By Design Part 2, physical security. This is achievable should they follow the advice and standards within the design and access statement. It is recommended that this is conditioned.</p> <p><b>FLOOD RISK AND DRAINAGE UPDATE</b>  <u>Page 63</u></p> <p>Since the initial committee report was produced, further details have been submitted by the applicant in relation to the detailed proposals for surface water storage and attenuation. The details have been referred to the Drainage Authority who are satisfied that the details will result in satisfactory run off rates in accordance with the local plan policy objectives. As such, it is recommended that condition 8 on the committee report is removed as the details provided now satisfy this requirement.</p> <p><b>AMENDED CONDITIONS</b></p> <p><u>On page 20 <b>AMEND</b> condition 3 as follows:</u></p> <p>Save where varied by the other planning conditions comprising this planning permission, the development hereby permitted shall be carried out in accordance with the approved plans: Design and Access Statement – Ref: 1494-5.4-001.docx; Schedule of Proposed Materials – Ref: 1494-5.7-001 Mat Schedule; 1494-PP-01; 1494-PP-08; 1494-PP-02; 1494-PP-03; 1494-PP-04; 1494-PP-05; 1494-PP-06; 1494-PP-07; LBH/TM/TPR0130/FE/03; 2014 Belmont School Travel Plan (dated 28<sup>th</sup> February 2014); Belmont Primary School –Phase 2 –Sustainability Statement Rev 01 Ref: CN/7151133/KJS; Arboricultural Impact Assessment at Belmont School by A.T. Coombes Associates; Transport Assessment for the Expansion of Belmont School – February 2014; Document titled: Overview of Harrow School Expansion Programme; Document titled School Expansion Programme 2014-2015; Statement of Community</p>
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Involvement – February 2014; Document titled Draft Programme for Planning Submission Only; Document titled – Belmont School by Mott MacDonald, dated 24.02.2014; Construction Method, Phasing Plan and Logistics Statement; Un-titled document aerial view; Drainage Impact Assessment; Drainage Calculations – New Car Parking Area; Technical Specification by Hydro International (dated 20.02.2014); Drawing titled: Hydro-Brake Optimum for Surface Water 14-0618 Rev A; Letter from Hydro International, dated 20<sup>th</sup> February 2014; Quotation from Hydro brake International Ref: BWA-14-0618-Q001-A (dated 20<sup>th</sup> February 2014); LO1520/DR10 Rev T1; LO1520/DR11 Rev T1; LO1520/DR12 Rev T1; LO1520/DR13 Rev T1; LO1520/DR14 Rev T1; LO1520/DR15 Rev T1; Hydraulic Modelling Data by Hydro International; Letter from Hydro International (dated 11<sup>th</sup> April 2014)  
REASON: For the avoidance of doubt and in the interests of proper planning.

Condition 8 (Page 21)

**REMOVE** condition 8

On page 22 under condition 13 **ADD** the following condition:

Prior to occupation of the development hereby permitted, measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site/development in accordance with Secured By Design Certification part two (physical security only) shall be installed and the Secured by Design Certification part two (physical security only) shall be submitted to and approved in writing by the local planning authority.

Any such measures should follow the design principles set out in the relevant Design Guides on the Secured by Design website: <http://www.securedbydesign.com/guides/index.aspx> and shall include the following requirements:

1. all main entrance door sets and communal entrance doorsets shall be made secure to standards, independently certified, set out in PAS 24:2007 or WCL 1 'Security standard for domestic doorsets';
2. all window sets on the ground floor of the development and those adjacent to flat roofs or large rainwater pipes (downpipes) shall be made secure to standards, independently certified, set out in BS 7950:1997 or WCL 4 'Security standard for domestic windowsets'.

Following implementation the works shall thereafter be retained.

REASON: In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime, in accordance with Policy DM 2 of the Harrow Development Management Policies Local Plan (2013), and Section 17 of the Crime & Disorder Act 1998.

On Page 24 under Plan Nos, amend plan Nos as follows:

Design and Access Statement – Ref: 1494-5.4-001.docx; Schedule of Proposed Materials – Ref: 1494-5.7-001 Mat Schedule; 1494-PP-01; 1494-PP-08; 1494-PP-02; 1494-PP-03; 1494-PP-04; 1494-PP-05; 1494-PP-06; 1494-PP-07; LBH/TM/TPR0130/FE/03; 2014 Belmont School Travel Plan (dated 28<sup>th</sup> February 2014); Belmont Primary School –Phase 2 –Sustainability Statement Rev 01 Ref: CN/7151133/KJS; Arboricultural Impact Assessment at Belmont School by A.T. Coombes Associates; Transport Assessment for the Expansion of Belmont School – February 2014; Document titled: Overview of Harrow School Expansion Programme; Document titled School Expansion Programme 2014-2015; Statement of Community Involvement – February 2014; Document titled Draft Programme for Planning Submission Only; Document titled – Belmont School by Mott MacDonald, dated 24.02.2014; Construction Method, Phasing Plan and Logistics Statement; Un-titled document aerial view; Drainage Impact Assessment; Drainage Calculations – New Car

	<p>Parking Area; Technical Specification by Hydro International (dated 20.02.2014); Drawing titled: Hydro-Brake Optimum for Surface Water 14-0618 Rev A; Letter from Hydro International, dated 20<sup>th</sup> February 2014; Quotation from Hydro brake International Ref: BWA-14-0618-Q001-A (dated 20<sup>th</sup> February 2014); LO1520/DR10 Rev T1; LO1520/DR11 Rev T1; LO1520/DR12 Rev T1; LO1520/DR13 Rev T1; LO1520/DR14 Rev T1; LO1520/DR15 Rev T1; Hydraulic Modelling Data by Hydro International; Letter from Hydro International (dated 11<sup>th</sup> April 2014)</p>
2/02	<p><b>CONSULTATIONS UPDATE</b>  <u>Page 29</u></p> <p><u>Additional comments from the Drainage Authority:</u>  I can confirm that the additional details submitted in respect of surface water attenuation and storage is now satisfactory. Thames Water consent is still required and this should be covered by pre-occupation condition.</p> <p><u>Secure by Design Officer:</u>  I welcome the comments within the Design and Access statement and the commitment to achieve Secured By Design Part 2, physical security. This is achievable should they follow the advice and standards within the design and access statement.</p> <p><b>FLOOD RISK AND DRAINAGE UPDATE</b>  <u>Page 39</u></p> <p>Since the initial committee report was produced, further details have been submitted by the applicant in relation to the detailed proposals for surface water storage and attenuation. The details have been referred to the Drainage Authority who are satisfied that the details will result in satisfactory run off rates in accordance with the local plan policy objectives. As such, it is recommended that condition 7 on the committee report is removed as the details provided now satisfy this requirement.</p> <p><b><u>AMENDED CONDITIONS</u></b></p> <p><u>On page 41 <b>AMEND</b> condition 3 as follows:</u>  Save where varied by the other planning conditions comprising this planning permission, the development hereby permitted shall be carried out in accordance with the approved plans: Design and Access Statement; Construction Method, phasing plan and Logistics Statement for Kingsley SEN High School; Statement of Community Involvement (February 2014); Transport Statement (February 2014); Energy Strategy Proposal – Report No. P3148H (February 2014); Kingsley High School Travel Plan 2014; A02; AE(0-)A01; A03; A04; A10; AG(0-)A01; AG(0-) A02; AG(0-)A03; A04; AG(0-)A31; AG(0-)A32; AG90-) A61; AG(9-)A01; Arboricultural Impact Assessment by A.T. Coombes Associates Letter from Thames Water, dated 13<sup>th</sup> March 2014; S-100-10 Rev P3; APL63-S-100-22 Rev P2; Drainage Calculations by Clarke Smith Partnership, dated 22/04/2014  REASON: For the avoidance of doubt and in the interests of proper planning.</p> <p><u>Condition 7 (Page 42)</u>  <b>REMOVE</b> condition 7</p> <p><u>On Page 45 under Plan Nos, <b>AMEND</b> plan Nos as follows:</u>  Design and Access Statement; Construction Method, phasing plan and Logistics Statement for Kingsley SEN High School; Statement of Community Involvement</p>

	<p>(February 2014); Transport Statement (February 2014); Energy Strategy Proposal – Report No. P3148H (February 2014); Kingsley High School Travel Plan 2014; A02; AE(0-)A01; A03; A04; A10; AG(0-)A01; AG(0-) A02; AG(0-)A03; A04; AG(0-)A31; AG(0-)A32; AG90-) A61; AG(9-)A01; Arboricultural Impact Assessment by A.T. Coombes Associates; Letter from Thames Water, dated 13<sup>th</sup> March 2014; S-100-10 Rev P3; APL63-S-100-22 Rev P2; Drainage Calculations by Clarke Smith Partnership, dated 22/04/2014</p>
<p><b>2/03</b></p>	<p><b>PROPOSAL DETAILS UPDATE</b>  <u>Page 50</u>  Since the initial application was submitted the following amendments have been made as a result of objections from the Councils Arboricultural Officer:</p> <ul style="list-style-type: none"> <li>• An alteration to the number of parking spaces resulting in the loss of 5 of the proposed 14 new spaces.</li> <li>• As such, the proposal would result in an increase from 40 spaces to 48 spaces, a net gain of 8 spaces.</li> </ul> <p><b>CONSULTATIONS UPDATE</b>  <u>Page 51</u>  <u>Additional comments from Highways Authority:</u>  Whilst additional parking would be preferable we would not object to the loss of 5 parking spaces.</p> <p><u>Additional comments from the Drainage Authority:</u>  I can confirm that the additional details submitted in respect of surface water attenuation and storage is now satisfactory. Thames Water consent is still required and this should be covered by pre-occupation condition.</p> <p><u>Arboricultural Officer:</u>  The reduction in parking spaces / revised layout design is welcomed as it will allow for the retention of the mixed species group (Yew, Box Elder, H. Chestnut, mixed shrubs) on the frontages which make an important contribution to the amenity of the adjacent conservation area. This would not have been feasible under the previous parking proposals, due to the necessary level changes within their Root Protection Area.</p> <p>There is still likely to be some impact in terms of new hardstanding/tarmac, kerbing etc within the rooting area of the (above) existing trees and measures should be taken to protect them during the development works. A basic tree protection plan / method statement would cover the above issues</p> <p>A construction exclusion zone using Heras fencing installed along the boundary of the grass verge / existing parking bays in order to protected the above trees from construction activities should be provided.</p> <p><u>Secure by Design Officer:</u>  I welcome the comments within the Design and Access statement and the commitment to achieve Secured By Design Part 2, physical security. This is achievable should they follow the advice and standards within the design and access statement.</p> <p><b>NEIGHBOUR CONSULTATIONS UPDATE</b>  <u>Page 52</u>  Since the committee report was produced, a further consultation was undertaken in</p>

relation to the above mentioned amendment. No additional objections have been received and one comment of support in the application has been received. The final numbers of neighbour responses to the application are outlined as follows:

Sent: 71  
Objections: 2  
Support: 1  
Expiry: 30.04.2014

### **TREES AND LANDSCAPING UPDATE**

#### Page 63

An objection was received from the Councils Arboricultural Officer in relation to a group of four mature trees which are sited along the front boundary of the car park adjacent to Latimer Gardens. It was considered that as a result of additional hard surfacing and necessary kerbing to create new parking spaces, it would not be possible to retain the trees and they would suffer from unacceptable post development pressure. The existing group of trees make a positive contribution to the amenity value of the street scene and adjacent conservation area and are considered worthy of a Tree Preservation Order. However, given this is council owned land, such orders are not generally served. Nevertheless, in line with local place policy requirements, officers consider that the trees should be retained.

In the absence of an Arboricultural report by the applicant to demonstrate that it would be feasible to retain the trees, an amendment was sought by officers to remove five of the fourteen proposed car parking spaces in order to ensure the trees could be safeguarded. The Councils Arboricultural Officer is now satisfied that the tree on site can be retained, subject to a condition in relation to tree protection details and an arboricultural method statement being submitted before any work commences on the car park in order to satisfy policy 7.21B of the London Plan (2011) and Policy DM 22 of the Harrow Development Management Policies Local Plan (2013). Accordingly conditions are recommended in respect of this.

### **FLOOD RISK AND DRAINAGE UPDATE**

#### Page 63

Since the initial committee report was produced, further details have been submitted by the applicant in relation to the detailed proposals for surface water storage and attenuation. The details have been referred to the Drainage Authority who are satisfied that the details will result in satisfactory run off rates in accordance with the local plan policy objectives. As such, it is recommended that condition 7 of the permission is removed as the details provided now satisfy this requirement.

### **AMENDED CONDITIONS**

#### On page 65 **AMEND** condition 3 as follows:

Save where varied by the other planning conditions comprising this planning permission, the development hereby permitted shall be carried out in accordance with the approved plans: School Travel Plan (2014 Pinner Wood School, dated 28<sup>th</sup> February 2014); Pinner Wood School – Phase 2 – Sustainability Statement Ref: CN/7151132/KJS Rev 01 (dated 28<sup>th</sup> February 2014); Document titled – Overview of harrow Councils Primary School Expansion Programme; Document titled – SEP2-Pinner Wood Phase 2-Draft Programme for Planning Submission Only; Statement of Community Involvement – February 2014; Transport Assessment for the Expansion of Pinner Wood School – February 2014; Document titled: Pinner Wood School by Mott

MacDonald, dated 24<sup>th</sup> February 2014; Design and Access Statement – Ref 1489-5.4-DAS.docx; Schedule of proposed materials – Ref 1489-5.7-Mat schedule; 1489-PP-01; 1489-PP-02 Rev A; 1489-PP-03; 1489-PP-06; 1489-PP-04 Rev A; 1489-PP-05; Un-numbered plan (existing aerial view); Construction Method, Phasing Plan and Logistics Statement for Pinner Wood School; Untitled document - Drainage Calculations; LO1521 – Pinner Wood School – Drainage Strategy by Curtins; L01521/DR03 Rev T1; L01521/DR01 Rev T1; L01521/DR00 Rev T1; L01521/DR02 Rev T1; Letter from Hydro International, dated 11<sup>th</sup> April 2014  
REASON: For the avoidance of doubt and in the interests of proper planning.

Condition 7 (Page 66)

**REMOVE** condition 7

Under Condition 13 (page 67) **ADD** the following condition:

No works are to commence on the car park until a Tree Protection Plan and Arboricultural Method Statement (in accordance with BS 5837:2005) has been submitted to and approved in writing by the Local Planning Authority. The Tree Protection Plan and Method Statement shall contain full details of the following:-

- (a) Timing and phasing of arboricultural works in relation to the approved development;
- (b) Trees to be removed / retained
- (c) Construction exclusion zones;
- (d) Ground protection;
- (e) The root protection areas to be identified on plan for retained trees and hedges;
- (f) The type and detail of the barrier fencing to be used
- (g) The precise location of the barrier fencing to be shown on plan.

The development shall be carried out in accordance with the Tree Protection Plan.

REASON: The existing trees represent an important amenity feature which the Local Planning Authority considers should be protected, as required by policy 7.21B of The London Plan (2011) and policy DM 22 of the Harrow Development Management Policies Local Plan (2013).

On Page 69 under Plan Nos, **AMEND** plan Nos as follows:

School Travel Plan (2014 Pinner Wood School, dated 28<sup>th</sup> February 2014); Pinner Wood School – Phase 2 – Sustainability Statement Ref: CN/7151132/KJS Rev 01 (dated 28<sup>th</sup> February 2014); Document titled – Overview of harrow Councils Primary School Expansion Programme; Document titled – SEP2-Pinner Wood Phase 2-Draft Programme for Planning Submission Only; Statement of Community Involvement – February 2014; Transport Assessment for the Expansion of Pinner Wood School – February 2014; Document titled: Pinner Wood School by Mott MacDonald, dated 24<sup>th</sup> February 2014; Design and Access Statement – Ref 1489-5.4-DAS.docx; Schedule of proposed materials – Ref 1489-5.7-Mat schedule; 1489-PP-01; 1489-PP-02 Rev A; 1489-PP-03; 1489-PP-06; 1489-PP-04 Rev A; 1489-PP-05; Un-numbered plan (existing aerial view); Construction Method, Phasing Plan and Logistics Statement for Pinner Wood School; Untitled document - Drainage Calculations; LO1521 – Pinner Wood School – Drainage Strategy by Curtins; L01521/DR03 Rev T1; L01521/DR01 Rev T1; L01521/DR00 Rev T1; L01521/DR02 Rev T1; Letter from Hydro International, dated 11<sup>th</sup> April 2014

## **AGENDA ITEM 5**

### **ADVANCE WARNING GIVEN OF REQUESTS TO MAKE REPRESENTATIONS ON PLANNING APPLICATIONS**

No requests to make representations on planning applications have been received.