

# **Planning Committee**

## **ADDENDUM**

**DATE:                      Wednesday 14 January 2015**

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**HARROW COUNCIL**

**ADDENDUM**

**PLANNING COMMITTEE**

**DATE : 14<sup>th</sup> January 2015**

<b>1/01</b>	<p><b><u>CONSULTATIONS UPDATE</u></b></p> <p><b><u>ENVIRONMENTAL HEALTH:</u></b></p> <p><u>Noise report</u></p> <p>There is no statement to confirm that the plant will <u>not</u> operate outside daytime hours (7am to 7pm). This needs to be confirmed with applicants. If indeed the plant will operate, even at reduced capacity, outside these hours, then a noise assessment relating to those hours will be necessary. This would also require further background noise measurements, as the background level will be lower at night.</p> <p>In addition the applicants should confirm that they will do a post-installation noise survey of the plant before it is put into normal use, to confirm that the design noise levels have been achieved in practice.</p> <p>If these points cannot be confirmed, conditions could be imposed to achieve the 10 dBA below background criteria and post installation noise survey. Please let me know if you need to discuss this further or need suggested wording.</p> <p><u>Contaminated Land report</u></p> <p>This concludes that land contamination risk is low to moderate. However, I note the presence of made ground which includes bituminous materials, and also relatively high levels of carbon dioxide gassing. The report concludes that further rounds of gas monitoring should be carried out, so conclusions may be modified dependent on the final geo environmental survey to be produced.</p> <p>I agree with this. However, in the absence of the final report, details of a remediation strategy and how a validation report will be produced, I recommend imposition of our standard contaminated land conditions. This will ensure we retain enforcement control to ensure a satisfactory standard of remediation</p> <p><u>Construction Method</u></p> <p>This is generally acceptable. However, there is no reference for wheel washing/vehicle cleaning where necessary, which should be requested.</p> <p>In addition, I would ask that the method particular mentions that all works audible beyond the site boundary are restricted to 0800 hours to 1800 hours Monday to Friday inclusive, 0800 hours to 1300 hours Saturdays, and at no times on Sundays and Bank holidays. Exceptions to this should be agreed beforehand in writing with the</p>
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Environmental Health Department, and any contravention because of an emergency should be notified as soon as possible thereafter.

**LPA RESPONSE:**

**Noise:**

The applicant has now confirmed that the roof plant is not required to operate outside of daytime hours of 7am to 7pm. An additional condition is attached to ensure that the plant would not operate outside of these times, unless a further noise report is submitted for further consideration by the local planning authority. Additional noise attenuation measures will be specified to ensure that the plant noise is not more than 10dB less than the measured background noise level and this can be controlled by condition as set out below.

**Contaminated Land:**

Policy DM 15 of the Harrow DMP LP 2013 requires that “proposals for the re-development or re-use of land know or suspected to be contaminated and development or activities that pose a significant risk of land contamination will have regard to:

- a – The findings of a preliminary land contamination risk assessment
- b – The compatibility of the intended use with the condition of the land
- c – The environmental sensitivity of the site.

“B Proposals that fail to demonstrate that intended use would be compatible with the condition of the land or which fail to exploit opportunities for decontamination will be resisted”.

Further conditions are recommended to ensure a further investigation is undertaken on the condition of the land and any necessary remediation works undertaken before any development commences on the site. Subject to compliance with this condition, officers are satisfied that the criteria of policy DM 15 are met.

**Construction Method:**

A revised construction method and logistics statement has been prepared which includes further details of wheel washing to safeguard the public highway. In addition, construction activities will be restricted to the above mentioned times as specified in the revised statement. This can be controlled by condition 2 set out below.

**DRAINAGE AUTHORITY:**

I can confirm that the additional drainage information submitted is satisfactory, subject to Thames Water consent this can be covered by a pre-occupation condition.

**AMENDED CONDITIONS**

**On page 21 AMEND condition 2 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: 1.4.1.4.7 Rev 2; 1.4.4.3 Rev 2; 682-(00)000 Rev 00; 682-(00)001 Rev 00; 682-(00)010 Rev 07; 682-(00)011 Rev 07; 682-(00)012 Rev 07; 682-(00)013 Rev 08; 682-(00)030 Rev 02; 682-(00)031 Rev 02; 682-(00)110 Rev 01; 682-(00)111 Rev 01; 682-(00)200 Rev 02; 682-(00)300 Rev 00; 682-(00)301 Rev 00; Design and Access Statement (October 2014) Ref: 682-(RP)DAS-00; Planning Statement (October 2014) Ref: 682-(RP)PLS-00; Secure by Design Statement (October 2014) Ref: 682-(RP)SBD-00; 682-(SC) MAT-00-Material Schedule (dated 17/10/2014); 682-

(VS)001 Rev 01; 682-(VS)002 Rev 01; 682-(VS)004 Rev 01; 682-(VS)005 Rev 01; 682-(VS)008 Rev 01; Marlborough Primary School – BREEAM-Planning Pre-Assessment Report (dated 16/10/2014); D2229 L.100; D2229 L.200; D2229 L.201; D2229 L.300; D2229 L.401; D2229 L.402; D2229 L.600; Marlborough Primary School – Energy Statement – October 2014; Marlborough Primary School – Noise Impact Assessment (October 2014); Arboricultural Impact Assessment At Marlborough Primary School (dated 16.10.2014) by A.T Coombes Associates Ltd; Marlborough Primary School – Community Access Statement; Marlborough Primary School – Construction Method Phasing Plan and Logistics Statement – Ref 141017 Rev 01 2015-01-07; Marlborough Primary School – Ground Investigation Technical Summary (dated February 2014); Marlborough Primary School – Sustainability Statement (October 2014); Marlborough Primary School – School Travel Plan (2014); Daylight Analysis – BRE 209 Site layout Planning for Daylight and Sunlight by Lighting Analysis (dated 17<sup>th</sup> October 2014); Marlborough Primary School – Lettings Policy titled: Hiring of Education/Community Premises; Micro Drainage Calculations, dated 2<sup>nd</sup> December 2014; 1.2.6.1. Rev 4; 1.2.6.3A. Rev 0; Micro Drainage Calculations, dated 2<sup>nd</sup> December 2014

REASON: For the avoidance of doubt and in the interests of proper planning.

On page 22 **AMEND** condition 3 as follows:

The development hereby permitted shall be carried out in accordance with the external building materials and ground surfacing materials specified in 682-(SC)MAT-00-Material Schedule, dated 17<sup>th</sup> October 2014, unless otherwise agreed in writing with the local planning authority.

The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the character and appearance of the locality, in accordance with policy DM 1 of the Harrow Development Management Policies Local Plan (2013).

On page 23 **REMOVE** condition 8 (Site Levels):

Details of site levels have been provided which will ensure that the development will have an acceptable appearance in the street scene and will ensure the implementation of acceptable drainage strategy across the site. Levels across the site will also provide suitable access and movement for all. In this respect, it is recommended that condition 8 is removed.

On page 26 **ADD** the following conditions:

The building services plant shall not be used outside the hours of 7am to 7pm, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the proposed development does not give rise to noise and odour/fume nuisance to neighbouring residents in accordance with policy DM 1 of the Harrow DM 1 of the Harrow Development Management Policies Local Plan 2013.

Notwithstanding the submitted Geo-Environmental Report, prior to the commencement of the development, a further investigation and risk assessment, in addition to any assessment provided with the planning application, 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:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) The results of the site investigation and detailed risk assessment and, based on these, if required an options appraisal and remediation strategy giving full details of the remediation measures required and how these will be undertaken.

(iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

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 5.21 of the London Plan 2011 and Policy DM 15 of the Harrow Development Management Policies Local Plan 2013.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 16, and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 18

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### **INFORMATIVES:**

On page 27 under Harrow Development Management Policies Local Plan (2013) ADD:

Policy DM 15 – Contaminated Land

Updated Plan No's: 1.4.1.4.7 Rev 2; 1.4.4.3 Rev 2; 682-(00)000 Rev 00; 682-(00)001 Rev 00; 682-(00)010 Rev 07; 682-(00)011 Rev 07; 682-(00)012 Rev 07; 682-(00)013 Rev 08; 682-(00)030 Rev 02; 682-(00)031 Rev 02; 682-(00)110 Rev 01; 682-(00)111 Rev 01; 682-(00)200 Rev 02; 682-(00)300 Rev 00; 682-(00)301 Rev 00; Design and Access Statement (October 2014) Ref: 682-(RP)DAS-00; Planning Statement (October 2014) Ref: 682-(RP)PLS-00; Secure by Design Statement (October 2014) Ref: 682-(RP)SBD-00; 682-(SC) MAT-00-Material Schedule (dated 17/10/2014); 682-(VS)001 Rev 01; 682-(VS)002 Rev 01; 682-(VS)004 Rev 01; 682-(VS)005 Rev 01; 682-(VS)008 Rev 01; Marlborough Primary School – BREEAM-Planning Pre-

	<p>Assessment Report (dated 16/10/2014); D2229 L.100; D2229 L.200; D2229 L.201; D2229 L.300; D2229 L.401; D2229 L.402; D2229 L.600; Marlborough Primary School – Energy Statement – October 2014; Marlborough Primary School – Noise Impact Assessment (October 2014); Arboricultural Impact Assessment At Marlborough Primary School (dated 16.10.2014) by A.T Coombes Associates Ltd; Marlborough Primary School – Community Access Statement; Marlborough Primary School – Construction Method Phasing Plan and Logistics Statement – Ref 141017 Rev 01 2015-01-07; Marlborough Primary School – Ground Investigation Technical Summary (dated February 2014); Marlborough Primary School – Sustainability Statement (October 2014); Marlborough Primary School – School Travel Plan (2014); Daylight Analysis – BRE 209 Site layout Planning for Daylight and Sunlight by Lighting Analysis (dated 17<sup>th</sup> October 2014); Marlborough Primary School – Lettings Policy titled: Hiring of Education/Community Premises; Micro Drainage Calculations, dated 2<sup>nd</sup> December 2014; 1.2.6.1. Rev 4; 1.2.6.3A. Rev 0; Micro Drainage Calculations, dated 2<sup>nd</sup> December 2014</p>
<p><b>1/02</b></p>	<p><b>REPLACE</b> Condition 16 with the following wording:</p> <p>The premises shall only be used for the purposes set out in the application (weddings, conferencing facilities and any other similar functions (assembly &amp; leisure)) and for no other purpose, including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that order with or without modification).</p> <p>REASON: The safeguard the amenity of neighbouring residents and to ensure such uses would be appropriate within the recreation ground environment in accordance with policies 7.6B and 7.15.B of The London Plan (2011 as altered in 2013 and 2014), policy AAP4 of the Harrow and Wealdstone Area Action plan (2013) and policy DM1 of the Development Management Policies Local Plan (2013).</p>

**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 5 Paines Close, Pinner	Mrs Sonia Harle	Adrienne Hill (Agent)
1/01 Marlborough Primary School, Marlborough Hill, Harrow	Mrs Pamela Howarth	David Brook (Agent)