

# **Planning Committee**

## **ADDENDUM**

**DATE:** **Wednesday 29 June 2016**

## HARROW COUNCIL

### ADDENDUM

### PLANNING COMMITTEE

DATE : 29<sup>th</sup> June 2016

1/02	<p><u>Page 55</u></p> <p><b>Notification Responses</b></p> <p>4 additional objections received (two from the same respondent) bringing the total to <b>139</b>. Issues raised summarised as follows:</p> <p>Objector recently encountered a member of the public behaving in a worrying sexual nature; the fields are currently safe to use because of their shape and form; the small triangle of land retained for public use could be a trap for members of the public; should not have young children near it; Avanti should be aware of potential dangers to their pupils; wild geese and deer spotted on the site; insufficient information about proposed junction works; trees not marked; trees will be removed; not enough room for paths and vehicles to be provided; it is ridiculous to add lanes at the junction only to narrow then further up or down (creating bottlenecks and congestion); request that the junction alterations not be carried out; hazardous for pedestrians and cyclists; school intake should be limited to nearby homes; school and public buses should be electric; HGVs should be banned and there should be a 20mph speed limit (Whitchurch Lane/Wemborough Road); double yellow lines should be painted on Whitchurch Lane; students should not be allowed to park; s.106 money should be subject to public consultation and spent on traffic management and public facilities (such as the pavilion) instead of junction widening.</p> <p><b>Additional Response from Canons Park Residents Association</b> (summarised)</p> <ul style="list-style-type: none"> <li>• to meet Sport England requirements cables will have to be laid for artificial lighting; this will result in yet another intensively used sports ground in the area;</li> <li>• the field south of Edgware brook will have sports pitches leaving little room for informal public use;</li> <li>• artificial pitches contain harmful cancer-producing elements;</li> <li>• impact on the flood plain should be carefully monitored;</li> <li>• the limit of 1,260 pupils has been increased to 1,300 pupils in the approval documents and is open to an application by the school in the future;</li> <li>• a public address system will add further to local disturbance;</li> <li>• neither a brown roof nor a lightweight sedum roof will be provided;</li> <li>• inadvertent loss of trees will set a precedent for future loss of biological and ecological features;</li> </ul>
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	<ul style="list-style-type: none"> <li>• junction widening/alterations would involve loss of mature trees and more hazardous for pedestrians and cyclists, lead to traffic backing-up and further congestion elsewhere, no changes should be made to the junction</li> <li>• school intake should be limited to nearby homes;</li> <li>• school and public buses should be electric;</li> <li>• HGVs should be banned and there should be a 20mph speed limit (Whitchurch Lane/Wemborough Road);</li> <li>• double yellow lines should be painted on Whitchurch Lane; students should not be allowed to park;</li> <li>• traffic pollution endangers children's health;</li> <li>• s.106 money should be subject to public consultation and spent on traffic management and public facilities (such as the pavilion) instead of junction widening;</li> <li>• boundary fencing should be built away from neighbours fences and preserve existing trees &amp; hedgerows;</li> <li>• the pavilion should be preserved and renovated;</li> <li>• conditions of lease should be clarified;</li> <li>• and Environmental Impact Assessment should be done once the school has been built;</li> <li>• the final scheme should be presented to residents; and</li> <li>• final approval of the application should be deferred for the community to have its final say.</li> </ul>
<b>1/03</b>	Applicant: Amend to read <b>Harrow Council</b>
<b>2/01</b>	<p><b><u>Addendum Item 1:</u></b></p> <p>In response to neighbouring objections the applicant has advised the following:- When the sign was installed unfortunately the times on the BMS Panel in the store were not programmed to the new sign and therefore there were occasions when the sign was illuminated at the wrong times. It is now confirmed that the sign (which is fitted with a LUX sensor) has been properly programmed and it will now only be illuminated when dark and will automatically turn on 1 hour before store opening and switch off again 1 hour after store closing.</p> <p>Officer's response: condition 8 on page 328 of the agenda seeks to control hours of illumination to store opening times only. It is not considered necessary to permit the sign illumination to beyond the hours stated in the condition in the interests of the visual amenity of the area.</p> <p><b><u>Addendum Item 2:</u></b></p> <p>Page 325 of the agenda, add CAAC comments:- <i>"This would have very agricultural posts. They are ugly and out of keeping. The location in the photo and as installed does not match what is shown on the proposed location plan. If this was approved it should be moved forward to the point shown on the plan. This needs to be amended prior to any approval. It should not be illuminated. It is bright enough. It is very poor design. This would be too big and bulky. Poor design and clunky. Very crude."</i></p>

	<p><b>Officer comments:</b></p> <ul style="list-style-type: none"> <li>- A revised location plan has been attached to the case. The sign is in situ and the location of it is therefore clear.</li> <li>- The illumination can be controlled by condition limiting the illumination of the sign to opening times only.</li> <li>- Applications for advertisements are assessed for potential harm to amenity and public safety; please refer to page 326 of the report.</li> </ul>
2/02	<p><b>Addendum Item 1:</b> REPLACE informative 6 (Mayoral CIL) on page 355, as follows:</p> <p>Please be advised that approval of this application (either by Harrow Council, or subsequently by PINS if allowed on Appeal following a Refusal by Harrow Council) will attract a liability payment of <b>£24,675.00</b> of Community Infrastructure Levy. This charge has been levied under Greater London Authority CIL charging schedule and s211 of the Planning Act 2008.</p> <p>Harrow Council as CIL collecting authority on commencement of development will be collecting the Mayoral Community Infrastructure Levy (CIL).</p> <p>Your proposal is subject to a CIL Liability Notice indicating a levy of <b>£24,675.00</b> for the application, based on the levy rate for Harrow of £35/sqm and the stated increase in floorspace of <b>705 sqm</b></p> <p>You are advised to visit the planningportal website where you can download the appropriate document templates.  <a href="http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/ci">http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/ci</a></p>
2/03	<p>Page 357 <b>REPLACE</b> HARROW-ON-THE-HILL under the ward category with GREENHILL. The correct ward for the application site is Greenhill.</p>
2/04	<p>Application <b>WITHDRAWN</b> by the Council as there is insufficient information provided to demonstrate that the applicant has a legal right of way of the adjoining access path - which would be required to access the proposed bin storage and communal garden.</p>
2/06	<p>Page 394 ward should be spelt <b>ROXBOURNE</b></p>
2/07 & 2/08	<p><b>Additional Objection received:</b></p> <ul style="list-style-type: none"> <li>• Providing 20 additional parking spaces at Le Beau House will increase traffic flow and parking issues in West Street</li> <li>• All they are doing is moving the problem to another residential street.</li> </ul> <p><b>Officer response</b> Addressed in report.</p>

## Agenda Item 9

<b>Item:</b>	<b>Address:</b>	<b>Speakers:</b>
<b>item 1/02</b>	Whitchurch Playing Fields, Wemborough Road, Stanmore	<b>Objector:</b> Mr Michael Mason, Resident, on behalf of local residents <b>Applicant's Agent:</b> Sue Archer
<b>item 2/01</b>	LIDL UK GMBH , 69 Bridge Street , Pinner	<b>Objector:</b> Mr G T Jones, Resident <b>Applicant:</b> TBC
<b>item 2/05</b>	47 High Street, Edgware	<b>Objector:</b> Mr Mick Melbourne, Resident <b>Applicant's Agent:</b> Will not attend
<b>Items 2/07 &amp; 2/08</b>	John Lyon School, Middle Road, Harrow	<b>Objector:</b> Mr Ted Allett <b>Applicant's Agent:</b> Mr Robert Waite, Legal Advisor to JL School