

Planning Committee

SUPPLEMENTAL ADDENDUM

DATE: Wednesday 22 July 2020

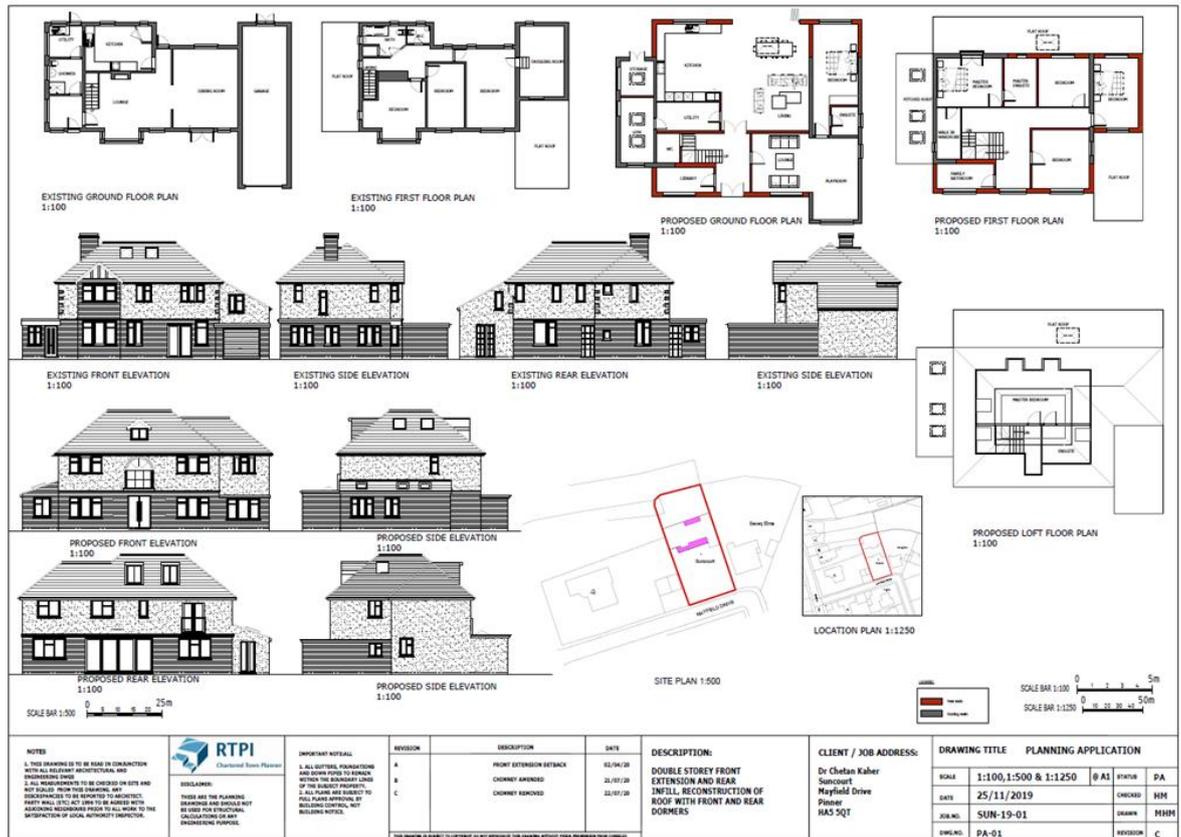
HARROW COUNCIL

SUPPLEMENTAL ADDENDUM

PLANNING COMMITTEE

DATE: 22nd July 2020

<p>1/01</p>	<p><u>Addendum Item 1:</u></p> <p>Assessment Update (Page 31) <i>Amend the typographical error following in Paragraph 6.3.3.:</i></p> <p>The proposed new 3G Artificial Grass Pitch is due to be completed by September 2020, in time for the football season 2020-21. However, ongoing pitch works for the remainder of the site would still be taking place and the works compound for the contractor is currently located where the proposed overspill car park area is proposed. Therefore, it would not be possible to install the new overflow car park (the subject of application P/3959/19) until February 2020 2021. Furthermore, the proposed new grass pitches will not be ready for use until September 2022 and therefore the peak demand for parking provision arising from the development as detailed in the previous application would not occur until then, by which time the overspill car park would be in place.</p>
<p>1/02</p>	<p><u>Addendum Item 1:</u></p> <p><i>Amend the Ward to:</i></p> <p>Queensbury</p>
<p>2/02</p>	<p><u>Addendum Item 1:</u></p> <p>Revised Plan <i>Update the plans shown in Appendix 4 on pages 133 and 134. The plans on the published agenda show previously superseded plans, chimney also removed.</i></p> <p>The plans within the report show the deeper, 3.9 metre front extension. This was superseded on 29th April 2020 and replaced with a shallower front extension. Notifications to neighbouring occupiers were sent out regarding these plans and the report has been written with regard to these plans. Following further consideration, the decorative chimney proposed on the western elevation has been removed from the scheme as it was considered to appear prominent and incongruous. It is considered that the removal of this element from the proposals would not prejudice the interests of 3rd parties.</p>



Addendum Item 2:

Amend Condition 2 on page 124 to reflect the amended plan:

The development hereby permitted shall be carried out, completed and retained in accordance with the following approved plans and document Schedule of application documents: PA-01 Rev C; Heritage Statement

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

Addendum Item 3:

Additional objection received. Raising the following concerns: -

- Loss of Privacy
- Loss of Light and overshadowing
- Overdevelopment
- Noise/dust and pollution from build
- Impact on conservation area

Officer comments: - all these matters are considered and addressed in the report.

2/04

Addendum Item 1:

Following legal advice this application will be withdrawn to allow for the submission of a new planning application as the temporary permission expired on 27th March 2020.

2/07	<p><u>Addendum Item 1:</u></p> <p>Recommendation Update (Page 259) <i>Amend Recommendation A as follows:</i></p> <p>The Planning Committee is asked to:</p> <ol style="list-style-type: none"> 1) Agree the reasons for approval as set out in this report, and 2) Grant planning permission subject to authority being delegated to the Interim Chief Planning Officer in consultation with the Director of Legal and Governance Services for the completion of the Section 106 legal agreement and undertakings pursuant to Section 16 of the Greater London Council (General Powers) Act 1974 and other enabling development and issue of the planning permission, subject to amendments to the conditions, including the insertion or deletion of conditions as deemed fit and appropriate to the development or the amendments to the legal agreement as required. <p>The Section 106 Agreement Heads of Terms and undertakings pursuant to Section 16 of the Greater London Council (General Powers) Act 1974 would cover the following matters:</p> <ol style="list-style-type: none"> i. Parking permit restriction ii. Monitoring and Legal Fees
2/09	<p><u>Addendum Item 1:</u></p> <p>Neighbour Consultation Response Update (Page 318) <i>Add the following objection:</i></p> <ul style="list-style-type: none"> – Photographs do not show or describe the material details of the dinosaurs – What is the method of securing the dinosaurs to the ground; are fixing bolts adequately sized; is the high density foam padding non-flammable and non-carcinogenic; what is the plan for maintenance after 3-5 years outdoors; what is the skin material; pvc includes lead and cadmium which are poisonous; what colours are the skins – The pictured Brachiosaurus has a head 7m high and is facing a busy roundabout at only 10m from the boundary fence; presents a dangerous distraction to drivers leaving the roundabout – These are further reasons why condition 15 must not be approved as having been fulfilled <p>Assessment Update to Relevant Policies <i>Add the following:</i></p> <p>Conditions 3 and 4 (Page 321)</p> <ul style="list-style-type: none"> • National Planning Policy Framework (2019) • The London Plan (2016): 7.21 • The draft London Plan (2019): G7 • Harrow Core Strategy (2012): CS1 • Harrow Development Management Policies (2013): DM22

Condition 7 (page 322)

- National Planning Policy Framework (2019)
- The London Plan (2016): 7.19
- The Draft London Plan (2019): G6
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM20, DM21

Condition 8 (page 323)

- National Planning Policy Framework (2019)
- The London Plan (2016): 7.15
- The Draft London Plan (2019): D14
- Harrow Core Strategy (2012): CS1,
- Harrow Development Management Policies (2013): DM1

Conditions 9 and 10 (page 324)

- National Planning Policy Framework (2019)
- The London Plan (2016): 5.13
- The Draft London Plan (2019):
- Harrow Core Strategy (2012): CS1U
- Harrow Development Management Policies (2013): DM10

Condition 11 (page 325)

- National Planning Policy Framework (2019)
- The London Plan (2016): 5.3
- The Draft London Plan (2019): SI13
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM43

Condition 12 (page 326)

- National Planning Policy Framework (2019)
- The London Plan (2016): 7.6
- The Draft London Plan (2019): D3
- Harrow Core Strategy (2012): CS1B
- Harrow Development Management Policies (2013): DM22

Condition 15 (page 327)

- National Planning Policy Framework (2019)
- The London Plan (2016): 7.4, 7.6
- The Draft London Plan (2019): D3
- Harrow Core Strategy (2012): CS1B
- Harrow Development Management Policies (2013): DM1

Assessment Update to Condition 15 (Page 327)*Add the following:*

The principle of the dinosaur props, including their siting, scale and height have already been approved in the principal planning permission under reference P/0672/18. The highway impacts of the proposed dinosaur props were also assessed at that point and it was considered that they would not prejudicially affect the free flow of traffic on the local highway network, or pedestrian or vehicular safety. The details before the planning committee therefore relate only to the materials of the Adventure Golf Facility and dinosaur props which were conditioned in order to protect the visual character and appearance of the green belt.

The applicant has submitted a supporting document which provides pictures of the proposed dinosaur props, weight, dimensions and movements. It is expected that the proposed dinosaur props would be finished in a colour similar to those submitted in the pictures, which are representative of the conventional skin colours associated with the respective dinosaurs. These are described below:

Tyrannosaurus: Brown background colour with lighter accent colours

Triceratops: Golden brown & green with lighter hues and accent spots

Spinosaurus: Green & brown base colour with darker strips and accents. Reds and browns on spine and red mouth.

Brachiosaurus: Brown and Green background colour and accent spots and strips in a brown/red with dark brown outlining.

Agenda Item 10 – Representations on Planning Applications

1/02	Prince Edward Playing Fields, Camrose Avenue (P/4134/19)	Sean McGrath (Applicant)
2/01	16 Northwick Park Road (P/0828/20)	Elsa Morrison (Objector) Yussuf Mwanza (Agent) & Pritesh Suchdev (Applicant)
2/02	Suncourt, Mayfield Drive, Harrow (P/0188/20)	Shazia Akhtar (Objector) Cllr Norman Stevenson (Back Bench)
2/06	Hujjat Primary School (P/0487/20)	Majella Baade (Objector) David Poole (Head Teacher) & Shaheen Hirji (Teacher) Cllr Stephen Greek (Back Bench)
2/09	Land fronting Uxbridge Rd Forming Part of Bannister Outdoor Sports Centre (P/5094/19)	Brian Stoker (Objector) Pierre Dowsett (Agent) Cllr Stephen Greek (Back Bench)
2/10	Hermitage Gate Clamp Hill (P/1426/20)	Roger Birtles (Applicant) & Ricky Sellars (Agent)