

PLANNING & ENVIRONMENT COMMITTEE MEETING

Tuesday 14th June 2011, 7.00PM

ADDENDUM TO REPORT OF THE ASSISTANT DIRECTOR OF PLANNING AND DEVELOPMENT MANAGEMENT

GRAHAME PARK ESTATE SECTION 73 APPLICATION

Reference: H/00309/11

Address: Grahame Park Estate - bounded by Lanacre Avenue to the west, Grahame Park Way to the south and Field Mead to the North, London, NW9 5UP

Changes to Heads of Terms

Item b) in the Heads of Terms under Recommendation 2 shall be amended to include the following additional items:

b) Travel Plan

The Travel Plan definition and clauses shall be amended as necessary to include the following obligations to facilitate modal shift in the choice of transport mode available to occupiers of the residential units:

- (i) Provision of 2 Car Club parking spaces within Phase 1B of the development. Additional Car Club parking spaces shall be provided in later phases subject to demand.
- (ii) Upon first occupation of each new residential unit, regardless of tenure, the occupier will be given a voucher to a minimum value of £300 per dwelling. The voucher shall allow the occupier to purchase two of the following travel plan incentives up to a limit of £150 per incentive: membership to the Car Club; and/or credit on an Oyster Card travel pass; and/or a cycle voucher;
- (iii) Provision of cycle maintenance workshops for the servicing and maintenance of bicycles within Grahame Park Estate at a cost of £5,000 to the applicant in order to encourage occupiers to cycle more regularly;
- (iv) A contribution of £10,000 Index Linked towards the monitoring of the Travel Plan for the development;
- (v) A contribution of £10,000 Index Linked to enable a Parking Control Review to be undertaken in the area;

Changes to Conditions

To ensure that the Section 73 application does not extend the life of the planning permission being granted condition 3 should be amended as follows to reflect the date at the end of the 10 year period referred to in the original condition:

3. All applications for reserved matters shall be made to the local planning authority before the expiration of 10 years from the date of this permission the 15 February 2021.

Reason:

To comply with Section 92 of the Town and Country Planning Act, 1990.

Additional Conditions

New condition:

Transport Assessments for Future Phases

Transport Assessments shall be submitted with reserved matters applications for each phase of the development which assess the cumulative impacts of the units proposed in that phase and all earlier phases on the surrounding junctions and road network. The Transport Assessments shall include details of any junction improvements and mitigation measures needed to accommodate the traffic associated with the development.

Reason:

In the interests of the freeflow of traffic and highway safety in accordance with Policy M10 and M11 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

New condition:

Parking Management Strategy

Before the commencement of any phases beyond Phase 1B of the development, an overall Parking Management Strategy for the development shall be submitted to and approved by the Local Planning Authority. The plan shall include details of the allocation of car parking spaces including for car clubs and electric charging points, distribution and location of disabled parking spaces, on site parking controls and charges, and enforcement of unauthorised parking.

Reason:

To ensure that on site car parking is adequately managed and controlled.

Additional Informatives

Informative

Should the Transport Assessments submitted with Reserved Matters applications for future phases of the development demonstrate the need for signalisation of the junction between Grahame Park Way and the new Avenue, the cost of the works to signalise the junction shall be borne by the applicant.

Updates to the Report

Page 31

The second paragraph under Environment and Operations on page 31 shall be amended as follows:

The proposed alteration from a 'boulevard' to an 'avenue' is considered acceptable on highways terms. To mitigate the reduction in car parking as a result of the change and the removal of basement car parks in the Phase 1B area of the masterplan, a Car Parking Management Strategy (CPMS) is requested for the overall development which sets out the principles for managing car parking. Car Parking Management Strategies with plans (CPMPs) are then required to be submitted for each phase or sub-phase which are based on the overall strategy.

Page 60

The following additional contributions have been agreed with the applicants in relation to Travel Plan and Parking monitoring contributions and should be added to the list under point (iii) on page 60:

- (iv) A contribution of £10,000 Index Linked towards the monitoring of the Travel Plan for the development;*
- (v) A contribution of £10,000 Index Linked to enable a Parking Control Review to be undertaken in the area;*

Page 22, 97, 147 and 166

Planning Policy Guidance Note 13 was updated in January 2011. Therefore all references to PPG13 on the pages listed above should be updated to reflect the latest updated version of the document.

Page 35

Condition 4 has been updated in the recommendation to reflect the updated heights plan. Therefore condition 4 in the table on page 35 needs to be updated with PL.05 RevD (Proposed Heights Plan).

Errata within the Report

Page 45

The figure for private sale units in the final paragraph should be amended as follows:

“... Therefore this application will change the total number of affordable homes in the regeneration from 1,000 to 1,054. To ensure that the total number of units does not exceed 2,977 the number of private sale properties within the development will be reduced by 54 from ~~1,927~~ 1977 to ~~1873~~ 1923.”

PHASE 1B RESERVED MATTERS

Reference: H/00308/11

Address: Phase 1B Grahame Park Estate, London, NW9 5UP

Correction of Description

The Reserved Matters for Phase 1B are pursuant to the outline planning consent that will be granted under the Section 73 application (H/00309/11). As a result of the conditions proposed to be deleted and merged in the Section 73 application, the numbering of the conditions in the Section 73 report has changed when compared to those on the outline planning consent. Therefore some of the condition numbers referred to in the description of the Reserved Matters application need to be updated as follows:

Reserved matters application seeking approval for design, external appearance and landscaping for Phase 1B of the Grahame Park Estate Regeneration comprising 446 residential units (including Block A9), 5,483sqm (GEA) of non-residential floorspace including a library (Use Class D1), community centre (Use Class D1), supermarket (Use Class A1) and ancillary retail units (Use Classes A1, A2 and A3), pursuant to condition 6 of outline planning permission reference ~~H/00309/11 H/04448/10 dated 16/02/11 for the extension to the time limit for implementing outline planning permission reference W01731LB/07 dated 09/04/08~~ for the regeneration of Grahame Park Estate, together with details of traffic management/highway improvements (condition 44 12) and phasing plans (condition 47 44) required to form part of the reserved matters, and details of the construction methods statement in order to discharge condition 49 46.

Changes to Wording of Recommendation

The Reserved Matters consent for Phase 1B (H/00308/11) cannot be issued until the new outline planning permission under the Section 73 application (H/00309/11) has been issued. Therefore the recommendation on page 87 shall be updated as follows:

That upon completion of the Deed of Variation specified in recommendation 1 of application H/00309/11 in this agenda, the Assistant Director of Planning and Development Management approve planning application reference H/00308/11 under delegated powers subject to the following conditions:

Amendments to Conditions

Condition 1 (Approved Plans)

Drawing 2260-PL-064 P01 on page 87 should be updated to revision P02 to reflect the amended heights plan.

Condition 2 (Time Limit)

This is already covered by condition 2 of the S73 report (H/00309/11). This condition can be deleted.

Time Limit

~~This development must begin within three years from the date of this permission.~~

Reason:

~~To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004~~

Condition 3 (Hours of Opening)

Condition 3 should be re-worded as follows:

Supermarket Hours of Opening

~~The supermarket within Block A6 of the development hereby permitted shall not be open to customers before 8am or after 8pm on weekdays and Saturdays or before 10am or after 6pm on Sundays and Bank Holidays. Any proposed extension of these times will only be agreed subject to a satisfactory noise report and mitigation proposals which must be agreed in writing by the Local Planning Authorities.~~

Prior to the commencement of construction of the supermarket within Block A6 of the development hereby permitted details of the proposed hours of opening and operation shall be submitted to and agreed in writing by the Local Planning Authority. The details shall be accompanied by a satisfactory noise report and any necessary mitigation proposals.

Reason:

To safeguard the amenities of occupiers of adjoining residential properties and the surrounding area.

Condition 4 (Supermarket delivery hours)

Hours of delivery are covered by the requirement to submit a deliveries management plan under condition 5. Therefore condition 4 can be deleted. An additional informative shall be added to specify the Council's preferred hours for delivery.

Supermarket Hours of Deliveries

~~No deliveries shall be made to the supermarket within Block A6 of the development hereby permitted before the hours of 8am or after 8pm on weekdays and Saturdays or before 10am or after 6pm on Sundays and Bank Holidays.~~

Reason:

~~To safeguard the amenities of occupiers of adjoining residential properties and the surrounding area.~~

Condition 11 should be amended as follows:

Details of Stopping Up of Public Highways

Prior to the commencement of the development hereby approved, details of any public highways within each sub-phase to be stopped under Section 247 of the Town and Country Planning Act shall be submitted to and agreed with the Local Planning Authority.

Reason:

To ensure that adequate public access is provided throughout the development.

Condition 16 should be amended as follows:

BREEAM Standard for Supermarket

The core and shell of the supermarket unit within Block A6 of the development hereby approved is required to meet a minimum BREEAM 'Pass' level for environmental performance. Before the supermarket is first occupied a BREEAM assessment demonstrating how the supermarket will seek to meet BREEAM 'Very Good' or above shall be submitted and agreed by the Local Planning Authority. The development shall be implemented in accordance with the details as agreed.

Reason:

To ensure that the development is sustainable and complies with Strategic and Local Policies.

Additional Conditions

New condition:

Details of Stopping Up of Public Highways

Prior to the commencement of the development hereby approved, details of any public highways within each sub-phase to be stopped under Section 247 of the Town and Country Planning Act shall be submitted to and agreed with the Local Planning Authority.

Reason:

To ensure that adequate public access is provided throughout the development.

New condition:

Off-Site Highways Works

Notwithstanding the details indicated on the submitted drawings, prior to the commencement of each sub-phase a detailed scheme of off-site highway improvements relevant to that sub-phase shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Authority. The schemes shall include improvements to the following where applicable to the sub-phase:

- *Grahame Park Way with existing and proposed junctions;*
- *Relocation of the existing bus stops and pedestrian improvements on Grahame Park Way including the right turn ban into Road 7;*
- *Provision of parking bays on Great Strand;*
- *Works required to link the new Avenue with Lanacre Avenue;*

- *Hundred Acre;*
- *Cherry Close;*
- *Hazel Close;*
- *Great Strand;*
- *Lower Strand.*

The works shall be implemented in accordance with the details as approved.

Reason:

To ensure that the highway improvements are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway network.

New condition:

Removal of Temporary Car Park

Prior to the removal of the temporary car park approved under application H/00890/11 a report which reviews and assesses the car parking demand within Phase 1B along with details of alternate car parking provision for Phase 1B shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order to ensure that parking spaces are made available at the time the development requires it.

Additional Informatives

Informative

The applicant is advised that applications for future phases of the development will require a review and associated modelling of the new junction between the Avenue and Grahame Park Way. Where the modelling demonstrates that the junction requires signalisation then the applicant will be expected to meet the cost of implementing the signalisation.

Informative

The applicant is advised that in meeting the requirements of condition 3 the deliveries shall be made to the supermarket within Block A6 of the development hereby permitted before the hours of 8am or after 8pm on weekdays and Saturdays or before 10am or after 6pm on Sundays and Bank Holidays.

Errata within the Report

Page 123

Colindale AAP policy 3.5 states that residential parking requirements will vary across Colindale depending on the location of each development site. 1 space per unit will be taken as the maximum standard but a lower provision of 0.7 spaces per unit will be encouraged on sites within close proximity to the public transport interchange, neighbourhood centre and high frequency bus routes. ~~Non-residential~~

Pages 85, 123, 131

The car parking ratio for Phase 1B is 0.76 spaces per unit (76%). All references to 0.74 or 76% on the pages listed above shall be updated to reflect the correct ratio.

BLOCK A9

Reference: H/003010/11

Address: Land at Southern end of Lanacre Avenue adjacent to Goldcrest Court and to the north of the junction with Grahame Park Way, London NW9

Changes to Conditions

Condition 2

Block A9 will be constructed in Sub-Phase 2 of Phase 1B and requires Lanacre Avenue to have been re-aligned and the first part of the new Avenue to have been constructed. Therefore officers consider that this permission should be given a time limit of 5 years because the applicants would not be entitled to 'extend the life' of the application since it would be granted post October 2009.

Time Limit

This development must begin within ~~three~~ five years from the date of this permission.

Reason:

To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.

Condition 3

Hours of Opening

~~The two commercial units on the ground floor of the building hereby approved shall not be open to customers before 9am or after 10pm on weekdays and Saturdays or before 11am or after 6pm on Sundays.~~

Reason:

~~To safeguard the amenities of occupiers of adjoining residential properties.~~

Prior to the commencement of construction of Block A9 hereby permitted details of the proposed hours of opening and operation for the two commercial units shall be submitted to and agreed in writing by the Local Planning Authority. The details shall be accompanied by a satisfactory noise report and any necessary mitigation proposals.

Reason:

To safeguard the amenities of occupiers of adjoining residential properties and the surrounding area.

Condition 5

Restricted Use A1/A2

~~Notwithstanding the potential initial uses that are permitted to occupy the two commercial units on the ground floor of the building hereby approved as specified under condition 4 of this consent, following the first occupation and commencement of a use within each commercial unit, any subsequent change to an alternative use shall require the submission of a full planning application to the Local Planning Authority for express planning permission.~~

Reason:

~~To enable the Local Planning Authority to exercise control over future potential uses within the development.~~

Errata within the Report

Pages 158

The car parking ratio for Phase 1B is 0.76 spaces per unit (76%). All references to 0.74 or 76% on the pages listed above shall be updated to reflect the correct ratio.

TEMPORARY CAR PARK

Reference: H/00890/11

Address: Land off Lanacre Avenue to the south of Hundred Acre, Grahame Park Estate, London NW9

Additional Informative

Informative

The temporary car parking spaces approved under this permission shall not be removed until condition XX (condition number to be inserted) of planning permission H/00308/11 which requires a report to be submitted which reviews and assesses the car parking demand within Phase 1B, has been discharged.