

PLANNING & ENVIRONMENT COMMITTEE MEETING

Wednesday 20th July 2011, 7.00PM

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

Wyevale Garden Centre

Reference: H/07021/11

Address: Wyevale Garden Centre, Daws lane, London, NW7 4SL

Change to Condition

Con 10 should read,

Two months prior to first occupation of the school buildings a School Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The document's shall set out the school's transport policy to incorporate measures to reduce trips to school by the private car and encourage non car modes such as walking, cycling and public transport. Details of the start and finish times for pupils shall also be incorporated in order to minimise conflict on the local highways network. The scheme as submitted shall be approved in writing by the local planning authority and the use shall be carried out in accordance with the School Travel Plan as approved.

The School Travel Plan should include the appointment of a School Travel Plan Champion, measurable targets and a clear action plan for implementing any measures in accordance with the TFL document 'What a school Travel Plan should contain – A step by step guide to writing your School travel Plan document. The School Travel Plan should be reviewed annually in accordance with the targets set out in the Plan.

Reason:

To encourage the use of sustainable forms of transport to the site in accordance with policies GSD and M11 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

Page 66

Second Heading should read 'Transport Statement' and first statement of sentence to read 'A Transport Statement has been submitted'

Page 67

Second paragraph figure '77%' should read '73%'

Page 70

Second paragraph figure '77%' should read '73%

Page 73

5th paragraph figure '77%' should read 73%

Page 73

6th paragraph should read 'Transport Statement (TS) has been submitted'

Additional Condition

New condition:

The number of pupils attending the primary school and nursery shall not exceed 240.

Reason:

To ensure the Local Planning Authority has control of the number of children on site, in the interest of protecting the amenities of neighbouring residents and the operation of the local highway network.

Deerfield

Reference: H/01827/11

Address: 1-3 Station Road, NW4 4QA

1) Further Comments:

London Fire and Emergency Planning Authority

No objection subject to a condition requiring provision of a dry riser to each block with details to be agreed in consultation with London Fire and Emergency Planning.

2) Conditions:

Add 'Dry Riser' condition as required by London Fire:

"Before the development hereby permitted commences details of dry risers shall be submitted to and approved in writing by the Local Planning Authority in consultation with the London Fire and Emergency Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason: To protect the safety of future and neighbouring residents."

Add plan '1105/R/001 Rev B' to list of approved plans shown in condition 2. This existing site plan was left off the list in error.

Delete condition 18 which reads:

“Before the development hereby permitted commences, details of refuse and recycling containers and wheeled refuse bins and/or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.”

The function of this condition is duplicated by condition 13.

Delete Condition 26 which reads:

“Before development commences, an air quality assessment report shall be carried out by a competent consultant and submitted to the Local Planning Authority for approval in consultation with the Environmental Health Department, the report should pay particular attention, but not be limited to, levels of pollution at the open amenity spaces (balconies, roof gardens and gardens) and should be written in accordance with the following guidance: 1) NSCA Guidance: Development Control: Planning for Air Quality and the Planning Policy Statement 23: Planning and Pollution Control; 2) Environment Act 1995 Air Quality Regulations, Planning Policy Statement 23: Planning and Pollution Control, Annex 1: Pollution Control, Air and Water Quality; 3) Local Air Quality Management Technical Guidance LAQM.TG(09); 4) London Councils Air Quality and Planning Guidance, revised version January 2007. The report shall also clearly outline any necessary mitigation measures (such as acoustic fencing) for the development to reduce these noise impacts to acceptable levels.

Reason: To safeguard the health of future residents.”

The function of this condition is duplicated by condition 27.

Delete Condition 25 which reads:

“A scheme for mitigation measures shall be submitted to and approved by the Local Planning Authority prior to development. The approved mitigation scheme shall be implemented in its entirety before (any of the units are occupied / the use commences).

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of the residential properties.”

This condition was included in error.

Delete References to A1 use within Condition 24 and Condition 28