

PLANNING COMMITTEE

21 February 2018

ADDENDUM TO THE OFFICER'S REPORT

Order of Business

Page 2

Members are advised that Item 8 Phases 9a & 9b Millbrook Park should refer to application reference 17/7662/RMA rather than application reference 17/5373/FUL.

17/1929/FUL

Montrose Playing Fields, Montrose Avenue, Colindale, NW9 5BY

Pages 9-10

RECOMMENDATION 1

Approve amended conditions detailed in Appendix 1.

RECOMMENDATION 2

It is RESOLVED that the Committee grants delegated authority to the Head of Planning to make any minor alterations, additions or deletions to the recommended conditions and obligations as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice-Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).

OFFICER ADDENDUM REPORT

This addendum report follows the approval of the above scheme, which was unanimously approved by the Planning Committee on the 25th of October 2017. This addendum report makes no amendments to the originally approved scheme or plans. All details of the application, as previously approved by the October Committee, remain the same. However following further discussions with the applicant regarding the then attached conditions, officers have identified a number of conditions that are no longer required as they do not relate specifically to the development, are excessive or are unclear. In the interest of a smoother, less convoluted planning process, officers have elected to remove such conditions at this stage prior to the formal issuing of the Decision Notice. The relevant conditions to be removed or amended are as follows:

- *Removed:* 9, 13, 15, 16 and 18.
- *Amended:* All other conditions due to a minor clerical error.

Subject to the acceptability of the above to the committee, the list of new conditions and informatives to be attached are as per Appendix 1.

AGENDA ITEM 7:

Planning Application 17/6662/RMA

Brent Cross Cricklewood Regeneration Area, North West London

Pages 57-147

Report Page 1 (Agenda Page 57)

Under Ward, replace text '~~West Hendon~~' with *Golders Green*.

Report Page 7-8 (Agenda Page 63-64)

There remain a number of pre-reserved matters applications which are yet to be approved. The wording of these conditions does not specifically require their discharge prior to the approval of Reserved Matters but in some instances there is a direct material relationship between the details of the reserved matters submission and the principals being captured within the conditions.

As the relevant aspects of these conditions are acceptable to the LPA in the development of the Plots, Committee is in position to make a decision prior to the formal approval of these outstanding conditions.

Report Page 14 (Agenda Page 70)

Under Thames Water replace text: ~~*we request that the following 'Grampian Style' condition be applied:*~~ with *a number of conditions were requested and have been included.*

Before 'Internal Consultation responses' add text:

Met Police

Met Police raised no objection subject to proposed development achieving at minimum Silver Secured by Design accreditation.

Plant Protection Team (Gas and Electricity)

Plant Protection team was consulted and identified 'Low or Medium pressure (below 2 bar) gas pipes and associated equipment' in the vicinity of the proposed works. As such, raised no objections subject to applicant meeting the following requirements BEFORE carrying out any work:

- Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>

- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

Report Page 16 (Agenda Page 72)

Before '6. Planning Considerations' add text:

LBB Travel Plan

LBB Travel Plan Adviser was consulted and no comments received to date.

LBB Street Lighting

LBB Street Lighting Officer was consulted and raised no objections subject to providing full details of a lighting scheme.

Appendix 1 Conditions and Informatives (Agenda Pages 125-134)

The following changes are proposed to the timing of the requirement of details required by condition:

- Amendment to Condition 3 (Materials), P126 of agenda

Notwithstanding the submitted plans, before the **prior to commencement of superstructure works for** the development hereby permitted commences samples of the materials to be used for the external surfaces of the building and hard surfaced areas shall be submitted to and agreed in writing by the Local Planning Authority including, though not limited to:

- Sample glazing with window/door frame(s)
- Balustrade and edge detail.
- Roofing materials, including roof parapets and overhangs to flats.
- Typical rainwater goods (section of gutter, downpipe etc)
- Sample areas of brickwork and mortar.
- Areas of parking and paving
- Hard Landscaping areas

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

- Amendment to Condition 6 (Planting Species), P127 of agenda

Prior to the commencement of **superstructure works for** the development hereby permitted detail of the species and size of all plants, trees and shrubs shall be submitted to and approved in writing by the Local Planning Authority.

- Amendment to Condition 7 (Landscaping), P127-P128 of agenda

Prior to the commencement of **superstructure works for the** development

hereby permitted full details and specifications of the: Play features, Seating, Ecological Enhancements and 'Water Gardens' in accordance with the principles within the Landscaping Design Report (Jan 2018) shall be submitted to and approved in writing by the local Planning Authority and shall thereafter be delivered in accordance with the approved details.

- Amendment to Condition 13 (Signage), P129 of agenda

Prior to ~~occupation of the commencement of~~ the development hereby permitted details of all signage proposed within the site including but not limited to loading/parking bays, speed limit, cyclist/pedestrian safety signs shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the details approved.

- Amendment to Condition 14 (Basement Traffic Controls), P129-P130 of agenda

Prior to the commencement of superstructure works for the development hereby approved details of the traffic light or other system proposed to be used to manage the ingress and egress of vehicles from the vehicle car park and to and from the different levels of the car parking within the basement shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be delivered in accordance with the details as approved.

- Amendment to Condition 15 (Lighting), P130 of agenda

Prior to the commencement of superstructure works for the development hereby permitted full details of the proposed Lighting Strategy for illumination including any lighting of building elevations, lighting to the tertiary streets, pocket park, podium amenity space and balconies including:

- Locations
- Lux levels
- Operating hours
- Associated lighting posts or other furniture

shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details.

The following addition is also proposed to condition 11 on Cycle Parking (P129 of the agenda):

Reason:

- To ensure that a range of cycle parking racks and facilities are provided for occupiers and visitors to the development and to provide appropriate accessibility **and to accord with the London Cycling Design Standards.**

An additional Informative is added (p134of the agenda):

“7. As advised by the Plant Protection Team applicant is reminded to meet the following requirements relating to Cadent Gas Ltd, National Grid Electricity Transmission plc (NGET) and National Grid Gas plc (NGG) apparatus identified in the vicinity of the proposed works BEFORE carrying out any work:

- Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.

- Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.

- Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>

- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.”

17/7662/RMA

Phases 9a/9b Millbrook Park

Pages 149-185

Page 149

Under Location delete Frith Lane, replace with text Bittacy Hill

Page 154

Add Informative:

3. The applicant's attention is drawn to Condition 8 'Construction Management Plan' in particular the need to fully implement the measures proposed in the Construction Management Plan including the utilisation of traffic marshals to record all vehicles entering and exiting the site. The applicant is also advised to ensure that all construction vehicles including Barratt's vehicles, sub-contractor vehicles as well as self-employed delivery and muckaway vehicles follow the designated routing plan outlined in Appendix 4 – Designated Route. Any failure to implement these measures could result in the Council implementing formal enforcement action.

