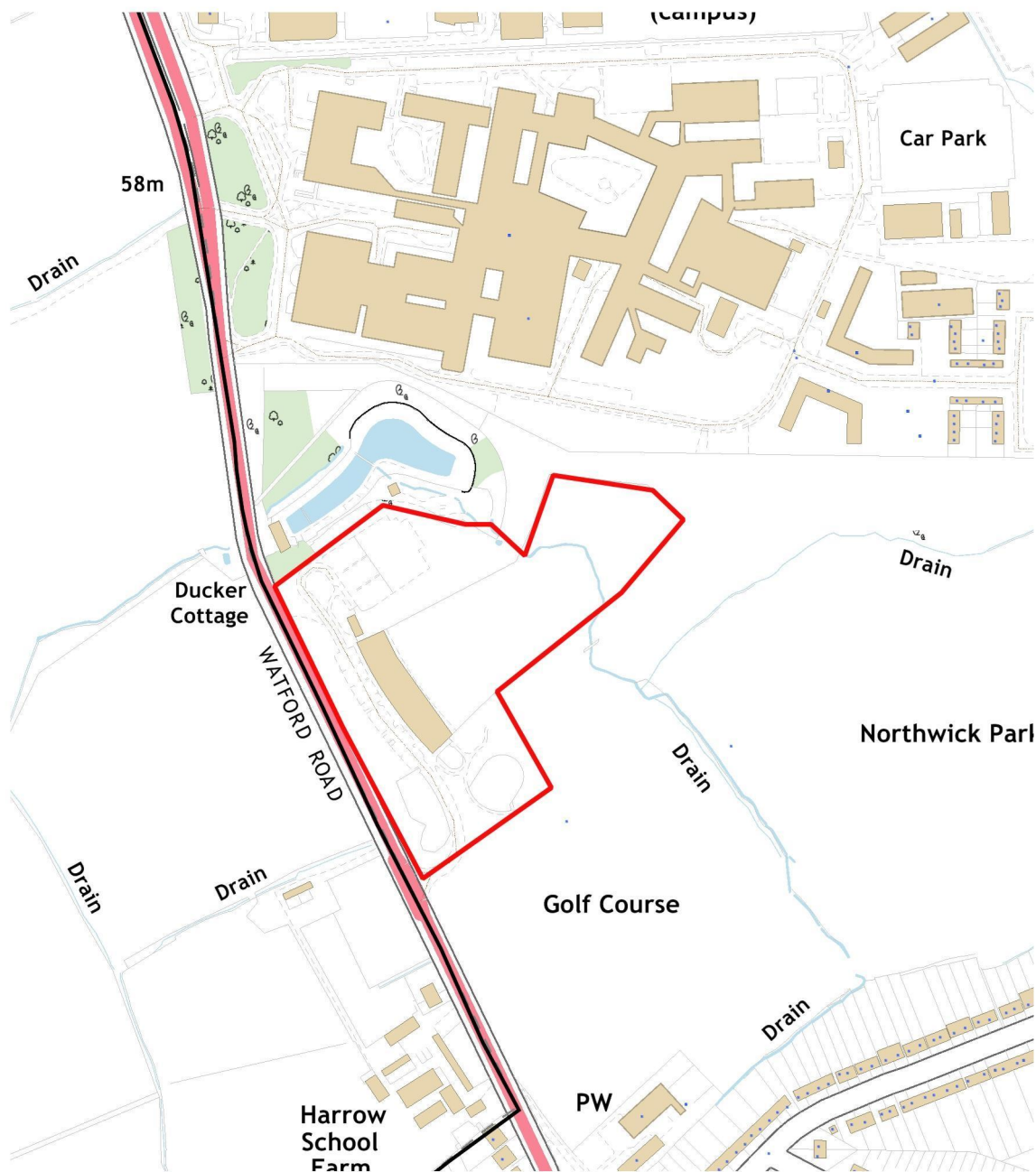
 **Planning Committee Map**
Site address: 280 Watford Road, Harrow, HA1 3TZ
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This map is indicative only.

RECEIVED: 29 August, 2012

WARD: Northwick Park

PLANNING AREA: Wembley Consultative Forum

LOCATION: 280 Watford Road, Harrow, HA1 3TZ

PROPOSAL: Submission of details pursuant to Condition 3 (laying of topsoil and grass); Condition 4 (details of landscaping) and Condition 6 (parking management plan) of planning permission dated 22/12/2006 (LPA Ref: 06/0768) for the creation of an overflow car-park and a grassed area for special-events parking.

APPLICANT: Northwick Park Playgolf

CONTACT: Maven Plan

PLAN NO'S:
557/18 - Proposed Landscape Plan
Special Events Schedule and Management Plan

RECOMMENDATION

Grant Consent

EXISTING

See report for 12/0316 on this committee agenda.

PROPOSAL

Submission of details pursuant to Condition 3 (laying of topsoil and grass); Condition 4 (details of landscaping) and Condition 6 (parking management plan) of planning permission dated 22/12/2006 (LPA Ref: 06/0768) for the creation of an overflow car-park and a grassed area for special-events parking.

HISTORY

See report for 12/0316 on this committee agenda.

POLICY CONSIDERATIONS

See report for 12/0316 on this committee agenda.

REMARKS

The following details are submitted for approval

Materials - Condition 3 of application 06/0768

The patchy areas of the existing overflow car park will be top-soiled and re seeded to provide a grass surface throughout. This work shall be carried out within 3 months of the condition being discharged.

Landscaping - Condition 4 of application 06/0768

The 8 existing Prunus Avium trees along the southern side of the car park are maturing well. The 5 Avium trees along the North side will be replaced in the autumn along with 6 new Alnus Avium trees in the planting bays. The hedge that has died will also be replaced. The new planting will be maintained to a higher standard than the previous trees. The applicants site the planting that was carried out last year around the baseball cage as proof of the improved maintenance regime.

Car Park management - Condition 6 of application 06/0768

The Special Events Car Park is managed by a gate that is locked at all times apart from when in use. There

will be a maximum of 24 events per year with a maximum of 3 events per month during the summer months and a maximum of 1 event per month during the winter.

The number and frequency of special events proposed is considered acceptable.

One of the problems with maintaining parking levels within approved limits is the lack of control that has been exercised in the past over customers parking along the edge of site access roads and vehicles mounting the curb to park on open areas alongside the access roads. In order to overcome this problem the applicants have agreed to the Council's request that physical measures be installed to prevent such unauthorised parking from occurring. A revised drawing has been submitted detailing the introduction of a number of timber railway sleepers and 1m high metal bollards in two key areas across the site where unlawful parking has previously been a concern. The parking deterrents will be introduced at the entrance of the site and towards the main building and again at the northern end of the site towards the overflow parking area. The bollards will be located alongside the edge of the access road where cars are currently able to mount the kerb. Railway sleepers will be located along the centre line of the access road. This will narrow each lane thus making it impossible for cars to park in the access road without blocking the road.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

(1) The proposed development is in general accordance with policies contained in the:-

Brent's Core Strategy 2010
Brent Unitary Development Plan 2004
London Plan 2011

CONDITIONS/REASONS:

INFORMATIVES:

None Specified

Any person wishing to inspect the above papers should contact Neil McClellan, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5243