

Committee Report
Planning Committee on 21 August,
2013

Item No.

03

Case No.

13/0687



Planning Committee Map

Site address: Land of former Scout Hut, John Billam Playing Fields, Woodcock Hill, Harrow

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This map is indicative only.

RECEIVED: 20 May, 2013

WARD: Kenton

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: Land of former Scout Hut, John Billam Playing Fields, Woodcock Hill, Harrow

PROPOSAL: Variation of condition 4 (opening hours) to allow opening of the premises between 8:00 to 22:00 Monday to Friday and 8:00 to 22:00 Saturday and Sunday of full planning permission reference 10/0438 dated 19/04/2010 for development of land comprising the former scout hut and adjacent car park at the John Billam Playing Fields off Woodcock Hill with a two storey adult learning and support centre (to relocate the Albert Road Day Centre and ASSPECT facility) with adjustments to the boundary with the John Billam playing fields and involving:

- (1) Re-provision of 108 car parking spaces to the south of Kenton Hall including variation to the parking layout for Kenton Hall approved under condition 3 of full planning permission ref: 03/2865
- (2) Reinstatement of the car park to the north of Kenton Hall to landscaped open space
- (3) Changes and re-surfacing of the access road layout including to the front of Kenton Hall
- (4) Amendments to Parks Depot boundary
- (5) Varying the hours of use at Kenton Hall – amending condition 7 of full planning permission ref: 03/2865 to allow activities within the Kenton Hall to operate on a permanent basis within the following hours:

0800 - 2230 Sundays to Thursdays, with the premises cleared within 30 minutes after these times

0800 - 2330 Fridays and Saturdays with the premises cleared within 30 minutes after these times

0800 – 0030, with the premises cleared within 30 minutes after these times for the following events:-

- Christmas celebrations on the Friday and Saturday in the weekend immediately prior to and after Christmas Day (25th December)
- New Year's Eve celebration;
- Valentine's Day celebrations on the Friday and Saturday in the weekend immediately prior to and after St. Valentine's Day (14th February);
- Divali celebrations on the Friday and Saturday in the weekend immediately prior to and after Divali;
- Navratri celebrations on the Friday and Saturday in one or both weekends falling in the nine-day festival;
- GAA London Sports and Golf Society function
- 10 further events in any calendar year

(as accompanied by Design and Access Statement prepared by MACE; External Noise Survey Report prepared by Robert West Consulting Ltd; and BS5837: 2005 Tree Survey)

APPLICANT: Mrs Nancie Alleyne

CONTACT:

RECOMMENDATION

Grant Consent

EXISTING

The application site comprises a two storey building known as John Billam Resource Centre located at the end of the access road off Woodcock Hill that also serves Kenton Hall, Parks Depot and the allotment within Woodcock Park.

The John Billam Resource Centre was granted planning permission in April 2010 (LPA Ref: 10/0438). The centre is run by the Council and was built to provide a fully integrated and self contained facility catering for users that were previously accommodated within the Albert Road Day Centre (ARDC) and the Strathcona Autism Services Promoting Partnership, Empowerment, Creativity and Teamwork (ASPPECT). The centre provides day services for adults with profound learning disabilities in addition to severe physical impairments and/or challenging behaviour, and adults with severe autistic spectrum disorders.

The 2010 planning application also granted planning permission for the following:

- Re-provision of 108 car parking spaces to the south of Kenton Hall including variation to the parking layout for Kenton Hall;
- Reinstatement of the car park to the north of Kenton Hall to landscaped open space;
- Changes and re-surfacing of the access road layout including to the front of Kenton Hall;
- Amendments to Parks Depot boundary; and
- Varying the hours of use at Kenton Hall

PROPOSAL

This application seeks to vary condition 4 (opening hours) of full planning permission ref: 10/0438 to allow the John Billam Resource Centre to be open between 8.00 to 22.00 Monday to Friday and 8:00 to 22:00 Saturday and Sunday. The current hours of use are 0900 - 1700 hours Mondays to Fridays, with the premises required to cleared within 30 minutes after these times.

The application does not propose any changes to the hours of use for Kenton Hall. They will remain as per the times approved as part of the 2010 planning permission. For reference these approved hours are provided below:

0800 - 2230 Sundays to Thursdays, with the premises cleared within 30 minutes after these times

0800 - 2330 Fridays and Saturdays with the premises cleared within 30 minutes after these times

0800 – 0030, with the premises cleared within 30 minutes after these times for the following events:-

- Christmas celebrations on the Friday and Saturday in the weekend immediately prior to and after Christmas Day (25th December)
- New Year's Eve celebration;
- Valentine's Day celebrations on the Friday and Saturday in the weekend immediately prior to and after St. Valentine's Day (14th February);
- Divali celebrations on the Friday and Saturday in the weekend immediately prior to and after Divali;
- Navratri celebrations on the Friday and Saturday in one or both weekends falling in the nine-day festival;
- GAA London Sports and Golf Society function; and
- 10 further events in any calendar year

HISTORY

The planning history of the site is set out below:

12/0321: Details pursuant to condition 15 (Transport Management Strategy) as supplemented by addendum received 03/04/2012 of full planning permission 10/0438 dated 19/04/2010 - **Granted, 13/04/2012.**

11/2523: Non-material amendment comprising (1) repositioning of building footprint; (2) alterations to external landscaping; and (3) plant equipment on rooftop as revised by plans of full planning permission 10/0438 dated 19/04/2010 - **Granted, 22/03/2012.**

11/0211: Non material amendment (revised building layouts and removal of tree T7) of full planning application reference 10/0438 dated 19/04/2010 - **Granted, 23/02/2011.**

11/0145: Details pursuant to condition 5 (external materials), 8a (Site Investigation), condition 9 (sustainability), condition 10 (construction method statement), condition 11 (landscape works), condition 14 (Bin Store) and condition 15 (management plan and travel plan) of Deemed (Reg4 Councils Other Development) reference 10/0438 dated 19 April 2010 - **Granted, 24/11/2011.**

10/2565: Details pursuant to condition 12 (relocation of 2 disabled bays) 12 (2 secure cycle parking spaces) of deemed (Reg4 councils other development) reference 10/0438 dated 19 April 2010 - **Granted, 04/11/2010.**

10/1982: Non-material amendment (variation to car-park layout to include 6 no. disabled parking spaces to north of Kenton Hall and 2 no. additional disabled spaces next to the Resource Centre) of Deemed (Reg4 Council's Other Development) planning permission reference 10/0438, dated 19/04/2010 - **Granted, 07/10/2010.**

10/0438: Full Planning Permission sought for development of land comprising the former scout hut and adjacent car park at the John Billam Playing Fields off Woodcock Hill with a two storey adult learning and support centre (to relocate the Albert Road Day Centre and ASSPECT facility) with adjustments to the boundary with the John Billam playing fields and involving:

- (1) Re-provision of 108 car parking spaces to the south of Kenton Hall including variation to the parking layout for Kenton Hall approved under condition 3 of full planning permission ref: 03/2865
- (2) Reinstatement of the car park to the north of Kenton Hall to landscaped open space
- (3) Changes and re-surfacing of the access road layout including to the front of Kenton Hall
- (4) Amendments to Parks Depot boundary
- (5) Varying the hours of use at Kenton Hall – amending condition 7 of full planning permission ref: 03/2865 to allow activities within the Kenton Hall to operate on a permanent basis within the following hours:

0800 - 2230 Sundays to Thursdays, with the premises cleared within 30 minutes after these times

0800 - 2330 Fridays and Saturdays with the premises cleared within 30 minutes after these times

0800 – 0030, with the premises cleared within 30 minutes after these times for the following events:-

- Christmas celebrations on the Friday and Saturday in the weekend immediately prior to and after Christmas Day (25th December)
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- Divali celebrations on the Friday and Saturday in the weekend immediately prior to and after Divali;
- Navratri celebrations on the Friday and Saturday in one or both weekends falling in the nine-day festival;
- GAA London Sports and Golf Society function
- 10 further events in any calendar year

(as accompanied by Design and Access Statement prepared by MACE; External Noise Survey Report prepared by Robert West Consulting Ltd; and BS5837: 2005 Tree Survey) - **Granted, 19/04/2010.**

POLICY CONSIDERATIONS

The following policies are considered to be relevant for this application:

London Plan 2011

The London Plan forms the spatial development strategy for London and was adopted on 22 July 2011. The relevant policy for this application is provided below:

Policy 3.16 - Protection and Enhancement of Social Infrastructure

Brent's Core Strategy 2010

Brent's Core Strategy was adopted on 12 July 2010 and sets out the vision, objectives, key policies and monitoring framework for future development in Brent. The relevant policy for this application is provided below:

Policy CP23 - Protection of existing and provision of new Community and Cultural Facilities

Brent's Unitary Development Plan 2004

In addition to the Core Strategy, there are a number of policies which have been saved within the Unitary Development Plan (UDP), which was formally adopted on 15 January 2004. The saved policies will continue to be relevant until new policy in the Local Development Framework is adopted and, therefore, supersedes it. The relevant policies for this application include:

Policy CF2 - Location of Small Scale Community Facilities

Policy TRN4 - Measures to make Transport Impact Acceptable

Policy TRN22 - Parking Standards: Non Residential Development

CONSULTATION

The consultation period for this application is set out below:

Consultation Period: 13/06/2013 - 04/07/2013

Additional Consultation Periods: 14/06/2013 - 05/07/2013 & 21/06/2013 - 12/07/2013

Site Notice Displayed: 20/06/2013 - 11/07/2013

Public Consultation

244 residents consulted including properties on Calverley Gardens, Manning Gardens, Preston Road, Preston Waye, Silverholme Close, Viewfield Close, Woodcock Dell Avenue, Woodcock Hill, and Woodcock Court.

4 objections received raising the following points:

- There are already parking problems in the area particularly on Woodcock Hill as a result of commuters parking for the station and existing events at Kenton Hall. This proposal would further increase parking problems and congestion in the area.
- Inability by the Council to effectively monitor opening/closing times leads greatly to noise creation, especially late at night.
- The John Billam Resource Centre will change from a facility for local usage into money making business activities, and will change the essential character of the locality from purely residential to commercial.
- Landscaping within the car park next to the Resource Centre not completed.
- Guests will depart at 1am, resulting in noise from cars and people.

Objections have also been raised from the GAAL who occupy Kenton Hall. Their concerns are as follows:

- Visitors and staff to the resource centre will expect to park in the car park to the south of Kenton Hall which is in breach of the agreement set out in the Transport Management Plan.

External Consultation

Preston Amenities Protection Association (PAPA) - Objections received raising the following points:

- Substantial increase in people and traffic along the access road that will affect the residents of Silverholme Close and on Woodcock Hill.
- Services provided at the John Billam Resource Centre will be under threat.
- Local residents already experience noise and disturbance as a result of fireworks from Kenton Hall

Internal Consultation

Transportation - Proposal can be supported on transportation grounds as traffic movements to and from the Resource Centre are relatively low key compared with Kenton Hall and the playing fields when they are in use. The alterations to the opening and closing times are considered unlikely to have significant impact on the existing transportation matters for this site. It is recommended that there is ongoing monitoring and control of access and parking.

Environmental Health - Given the location of the resource centre, between railway and an allotment, no concerns are raised from an environmental health perspective, as the nearest residents who could be affected by potential noise with the increased hours, are far enough away.

REMARKS

1. The John Billam Resource Centre currently operates between 0900 and 1700 hours Mondays to Fridays, with the premises cleared within 30 minutes after these times. The restriction on the hours of use of the Resource Centre was imposed as part of condition 4 of planning permission ref: 10/0438 to ensure the centre does not compromise access arrangements to the car park to the north of the Resource Centre that is shared between Kenton Hall and authorised park users, including the Gaelic football club and local school users.

2. This application is seeking to extend the opening hours of the John Billam Resource Centre to between 0800 and 2200 hours on Mondays to Sundays. During the normal working hours (0800 and 1700 hours Mondays to Fridays) the Resource Centre will continue to be run by Brent Council providing services as an adult learning and support centre. Outside of normal working hours (from 1700 to 2200 on Mondays to Fridays and 0800 to 2200 Saturdays and Sundays) the Resource Centre will be occupied by Neasden Gateway Club. Neasden Gateway Club are a voluntary organisation for adults with learning disabilities, and have been running in Brent since 1966. The Neasden Gateway Club is affiliated to Royal Mencap and the activities that will take place include playing pool, table tennis, art and craft, board games, discos and watching television.

3. Their membership is around 90 but officers have been advised that all members never attend activities at the same time. At the present time, two sessions per week are proposed on Tuesdays and Thursdays. There is one full time member of staff with 5 volunteers on Tuesdays and 3 on Thursdays. The maximum total attendance is around 75 on a disco night. It should be noted that the proposal is to extend the hours Monday – Sunday so this application would allow for further activities to be held than those specified.

4. The majority of visitors will arrive and be picked up from the Resource Centre by mini buses supplied by Brent Transport Service together with Dial a ride and other mini buses (equates to approximately 6 minibuses on a disco night). This will be a drop off and pick up service where mini buses will not wait on the premises. Information also sets out that in some cases taxis maybe used. It is recommended that in these cases special arrangements are made for pick up and drop off (See paragraph 17). Other members will use public transport and walk. Two of the car parking spaces along the east elevation of the Resource Centre will be used by the full time member of staff and one volunteer.

5. The key considerations in assessing this application is whether the increase in the hours of use will have a detrimental impact upon the amenities of local residential properties, and whether there will be a significant increase in vehicular movements along the access way that could be detrimental to highway and pedestrian safety. Each of these points is discussed below:

Whether the proposal would be detrimental to the amenities of neighbouring properties?

6. The Resource Centre is sited between the allotments and the railway. Officers in Environmental Health have confirmed that given that the Resource Centre is over 30m from the nearest residential properties on Preston Way, the activities carried out within the Resource Centre are unlikely to cause noise

nuisance to these residents as they are a considerable distance away. Furthermore, officers in Environmental Health have confirmed that they have not received any complaints regarding noise nuisance from Kenton Hall since planning permission was granted in April 2010 for the increased hours of use. Kenton Hall is more intensely used with more visitors compared to the Resource Centre and is closer to the nearest residential properties on Silverhome Close which are just over 15m away.

Whether the proposal would result in a significant increase in vehicular movements along the access way that could be detrimental to highway and pedestrian safety?

7. Traffic movements to and from the Resource Centre will be relatively low key compared with Kenton Hall and the playing fields when they are in use. This is due to the majority of visitors travelling to the Resource Centre via mini bus service, predominantly provided by Brent Community Transport. There is a turning area to the east of the Resource Centre to allow mini buses to enter and leave the site in a forward gear. Such arrangements currently take place during normal working hours.

8. There is a Transport Management Strategy/Travel Plan in place for the site to include monitoring of parking, access and traffic generation, with traffic management measures reviewed annually. This is a management plan between users of Kenton Hall and authorised park users for the 108 space car park located between Kenton Hall and the Resource Centre.

9. To ensure that the arrival and departure of the mini buses during the evenings and weekends does not compromise vehicular movements within the site, especially when there is a large event such as Gaelic football in the summer or a large event at Kenton Hall, the Transport Management Strategy will need to be amended in agreement with the Kenton Hall to include vehicular movements for the activities within the Resource Centre during the evenings and weekends. It is recommended that such measures shall include:

- No parking within the 108 space car park for staff or visitors;
- Mini bus arrival times to be staggered so that there is only one mini bus on site at any one time;
- The drop of location in the site located adjacent to the Resource Centre;
- The route that the mini buses will take to enter and exit the site;
- Arrangements with other users if alternative modes of transport are required.

10. Subject to the Transport Management Strategy being updated to reflect the above measures to ensure that the overall vehicular movements within the site are appropriately managed, it is considered that the increased hours of use is unlikely to cause significant transport impacts.

Response to objections raised

11. Four objections from local residents and an objection from PAPA were received. Each point is set out below:

Objection	Response
There are already parking problems in the area particularly on Woodcock Hill as a result of commuters parking for the station and existing events at Kenton Hall. This proposal would further increase parking problems and congestion in the area.	<p>There is a Transport Management Strategy in place which includes management arrangements for events within Kenton Hall. This includes the use of stewards for larger events to direct traffic to the Preston Road car park in the event of the car park on site being full.</p> <p>The Transport Management Strategy includes yearly monitoring of the site where a log is required for each event including a log of unauthorised parking. Any authorised parking as a result of events either within Kenton Hall or authorised park events, such as Gaelic Football or Brent Schools FA, should be reported to the Council for further investigation.</p> <p>As discussed above, the majority of visitors will arrive at the Resource Centre via mini bus. The Transport Management Strategy will be updated to include the management arrangements for the mini buses.</p>
Inability by the Council to effectively monitor	Officers in Environmental Health have confirmed that

opening/closing times lends greatly to noise creation, especially late at night.	<p>they have not received any noise complaints since the extended hours of use were granted in April 2010. Furthermore, there is no planning enforcement record in relation to the breach of hours of use.</p> <p>If there are problems with Kenton Hall operating beyond the approved hours of use (as set out in paragraph 5 above) then the matter needs to be passed on the Planning Enforcement Team for further investigation.</p>
The John Billam Resource Centre will change from a facility for local usage into money making business activities, and will change the essential character of the locality from purely residential to commercial.	<p>The John Billam Resource Centre will continue to be run by the Council during normal working hours providing services as an adult learning and support centre.</p> <p>Outside of these hours, it will currently proposed to be occupied by the Neasden Gateway Club, who are a voluntary organisation for adults with learning disabilities</p>
Landscaping within the car park next to the Resource Centre not completed.	This matter has been passed onto the Planning Enforcement Team for further investigation.
Guests will depart at 1am, resulting in noise from cars and people.	A list of the approved hours of use for Kenton Hall is set out in paragraph 5 above. This includes a number of events which are allowed to operate until 0030 hours with the premises cleared within 30 minutes after this time.
Substantial increase in people and traffic along the access road that will affect the residents of Silverholme Close and on Woodcock Hill.	<p>As discussed in paragraphs 15 to 18 above, the vehicular movements associated with the evenings and weekends use of the Resource Centre is low key compared to Kenton Hall and park users.</p> <p>The Transport Management Strategy will be updated to take into account vehicular movements to the Resource Centre for evening and weekends.</p>
Services provided at the John Billam Resource Centre will be under threat.	The John Billam Resource Centre will continue to be run by the Council during normal working hours providing services as an adult learning and support centre.
Local residents already experience noise and disturbance as a result of fireworks from Kenton Hall	<p>Officers in Environmental Health have confirmed that they have not received any noise complaints since the extended hours of use were granted in April 2010.</p> <p>Any noise and disturbance should be reported to Environmental Health for further investigation.</p>
Visitors and staff to the resource centre will expect to park in the car park to the south of Kenton Hall which is in breach of the agreement set out in the Transport Management Plan.	The Transport Management Strategy will be updated to set out that no parking within 108 space car park (to the south of Kenton Hall) will be available for staff or visitors.

Conclusions

12. In conclusion, the increased hours of use of the John Billam Resource Centre will allow the centre to provide services for the wider community. It is considered that the building is sufficient far away from the nearest residential properties to not have an adverse impact upon the amenities of the residential properties.

Furthermore, vehicular movements to the site will be low, and it is recommended that a condition is secured to update the Transport Management Plan to take into account the mini bus movements in conjunction with other vehicular movements within the site, so that they can be appropriately managed. This will need to be undertaken in agreement with Kenton Hall.

Approval is accordingly recommended.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

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

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

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Environmental Protection: in terms of protecting specific features of the environment and protecting the public
Transport: in terms of sustainability, safety and servicing needs
Community Facilities: in terms of meeting the demand for community services

CONDITIONS/REASONS:

- (1) The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

Unnumbered "Site Plan at scale 1:1250"
Email from Nancie Alleyne dated 24th June 2013 setting out details of how the Resource Centre will operate during the extended hours

Please refer to 11/2523 for the following:

North & South Elevation – 8150 A 240 C2
East & West Elevation – 8150 A 241 C2
Proposed Roof Plan – 8150 A 212 C3
Proposed Ground Floor General Arrangement Plan – 8150 A 201 C4
Proposed Ground Floor General Arrangement Plan (showing overlay between old and new position)
– 8150 SK 137

Please refer to 11/0211 for the following:

L 240 002 Rev A
102 PL_A3
103 PL_A4
104 PL_A4
105 PL_A3
106 PL_A4

Please refer to 10/1982 for the following:

PL1_A1

Please refer to 10/0438 for the following:

Plan Nos: 001 PL_A3; 100 PL_A1; 101 PL_A1; 102 PL_A2; 103 PL_A3; 104 PL_A3; 105 PL_A3; 106 PL_A3; 107 PL_A3; 150 PL_A3; 902 PL_A2; 903 PL_A1; 09384 - 01 Sheet 1; 09384 - 01 Sheet 2; 09384 - Sheet 3; and 09384 - 01 Sheet 4

Design and Access Statement prepared by MACE
External Noise Survey Report prepared by Robert West Consulting Ltd
BS5837: 2005 Tree Survey

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

- (2) The activities within Kenton Hall shall be permitted between the following times and at no other times without the consent in writing of the Local Planning Authority:

0800 - 2230 Sundays to Thursdays , with the premises cleared within 30 minutes after these times;

0800 - 2330 Fridays and Saturdays, with the premises cleared within 30 minutes after these times

0800 – 0030, with the premises cleared within 30 minutes after these times for the following events:-

- Christmas celebrations on the Friday and Saturday in the weekend immediately prior to and after Christmas Day (25th December);
- New Year's Eve celebration;
- Valentine's Day celebrations on the Friday and Saturday in the weekend immediately prior to and after St. Valentine's Day (14th February);
- Divali celebrations on the Friday and Saturday in the weekend immediately prior to and after Divali;
- Navratri celebrations on the Friday and Saturday in one or both weekends falling in the nine-day festival;
- GAA London Sports and Golf Society function; and
- 10 further events in any calendar year

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

- (3) The John Billam Resource Centre shall be designed in accordance with BS 8233: 1999 'Sound insulation and noise reduction for building - Code of Practice'.

Reason: To ensure that the occupiers are not subjected to excessively high noise levels.

- (4) The development shall be fully carried out in accordance with the requirements of the revised TP6 Sustainability Checklist and accompanying documents approved as part of application ref: 11/0415 dated 24 November 2011.

Reason: To ensure a sustainable development.

- (5) The hard and soft landscape works, signage and street furniture shall be completed in strict accordance with the details approved as part of application ref: 11/0145 dated 24th November 2011 and subsequent non-material amendment application ref: 11/2523 dated 22 March 2012. A list of the approved documents is listed below:

Application ref: 11/0415

234.11.1B

8150 A 201 C4

24769 010 L DRW A 00 902 P1

Landscape Maintenance and Management Plan prepared by Elizabeth Greenwood CMLI

FArborA for MACE

2915 003 700 D

2915 003 504

Unnumbered Plan for Thorn 4m Tapered Column Lighting.

TLL/B/01074047/JSBC E/RA

Application ref: 11/2523

8150 SK 137
8150 A 201 C4

Any trees, shrubs, flowers or grass planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be replaced to the satisfaction of the Local Planning Authority, by trees and shrubs of similar species

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the locality in the interests of the amenities of the occupants of the development and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990.

- (6) The provision of two Sheffield cycle stands located to the front of John Billam Resource Centre shall be provided in strict accordance with the details approved as part of application ref: 10/2565 granted on 4 November 2010. The cycle stands shall be retained permanently throughout the lifetime of the development. A list of the approved documents is listed below:

101 PL1_A1

Reason: To ensure that the proposed development provides satisfactory facilities for cyclists.

- (7) The car park layout including the provision of 8 disabled parking bays (six to the north of Kenton Hall and two located in the south western corner of the car park) shall be completed in strict accordance with the details approved as part of application ref: 10/2565 granted on 4 November 2010. There shall be no alterations to the car park layout unless otherwise agreed in writing by the Local Planning Authority. A list of the approved documents is listed below:

101 PL1_A1

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety within the site and along the neighbouring highway.

- (8) The increased hours of use for the John Billam Resource Centre hereby approved shall not be implemented until such time as an addendum to the Transport Management Strategy and Green Travel Plan for the use of the site approved as part of application ref: 12/0321 dated 13 April 2012 is submitted to and approved in writing by the Local Planning Authority. The addendum shall be written out in consultation with Kenton Hall and shall include the following measures:

- No parking within the 108 space car park for staff or visitors;
- Mini bus arrival times to be staggered so that there is only one mini bus on site at any one time;
- The drop of location in the site located adjacent to the Resource Centre;
- The route that the mini buses will take to enter and exit the site;
- Arrangements with other users if alternative modes of transport are required.

The development shall operate in full accordance with the approved Transport Management Strategy and Green Travel Plan and addendum to the Transport Management Strategy .

Reason: To ensure that the usage of the development is appropriately controlled in the interest of residential amenities and highway safety in the local area.

- (9) Within three months of the date of this permission, a final verification report shall be submitted to the Local Planning Authority, providing relevant documentation for the importation and removal of materials off site (including waste carrier notes, landfill certificates, topsoil

certificates and any other information relating to the construction of the access road and the John Billam Resource Centre) and any mitigation measures that have been carried out in accordance with the details set out in the Remediation Strategy Report prepared by Robert West (dated March 2011), approved as part of application ref: 11/0415 dated 24 November 2011.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

INFORMATIVES:

None Specified

Any person wishing to inspect the above papers should contact Victoria McDonagh, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5337