
Location	Caretakers House, Mount Stewart Infant School, Carlisle Gardens, Harrow, HA3 0JX
Description	Demolition of former caretaker's house and erection of a single-storey children's centre with provision of buggy storage and refuse storage areas to front and associated landscaping to site

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Members' Site Visit

A local resident stressed the danger to children and referred to an accident some time ago. Transportation have confirmed that no accidents have been reported in a 36-month period up to December 2009. No data is available for this year.

Mount Stewart Avenue is not classed as a heavily parked street. There is capacity for approx. 20 vehicles to park along Mount Stewart Avenue between Trevelyan Gardens and Mount Stewart Junior School. Additional parking is also available on Manning Gardens. The data provided from the survey of the existing Children's Centres recorded a maximum of 5 staff vehicles and 3 professional visitor vehicles at the Children's Centre at any one time. Taking on board the likely worse case scenario with 8 vehicles arriving at the site at a similar time, 2 of these vehicles will be able to park in the car park for Mount Stewart Infant School and the remaining 6 vehicles will be able to park on Mount Stewart Avenue. This will still leave capacity for additional vehicles to park on Mount Stewart Avenue.

Amendments to Condition(s)

The Borough solicitor suggested changes to the wording of the proposed condition and for a separate condition to be included on the travel plan. Condition 3 shall therefore read as follows:

Prior to commencement of the development, revised details of the allocation and control of parking on the school site shall be submitted to and approved in writing by the local planning authority.

Reason: In the interest of highway and pedestrian safety and in the interests of the amenity of surrounding residential properties.

The additional condition shall read as follows:

Condition 13

The applicants will comply strictly in accordance with the measures set out within the submitted Travel Plan dated 19th March 2010 and revised details approved by the local planning authority. The Travel Plan shall be monitored on an annual basis and the results of the ITrace-compliant monitoring incorporated into the submission requirements below:

a) Within 3 months of occupation, the Travel Plan shall be audited, with a site and staff ITrace-compliant survey and these details shall be submitted to the Local Planning Authority and approved in writing within 6 months and associated measures required by the Local Planning Authority shall be implemented unless otherwise agreed in writing by the Local

Planning Authority

b)A review of the Travel Plan measures over the first 12 months of operation shall be submitted to the Local Planning Authority within 15 months of the commencement of the use and the review shall be approved in writing within 18 months and associated measures required by the Local Planning Authority shall be implemented unless otherwise agreed in writing by the Local Planning Authority

c)A review of the Travel Plan measures over the first 3 years of operation shall be submitted to the Local Planning Authority within 36 months of the commencement of the use and the review shall be approved in writing within 39 months and associated measures required by the Local Planning Authority shall be implemented unless otherwise agreed in writing by the Local Planning Authority

d)A review of the Travel Plan measures over the first 5 years of operation shall be submitted to the Local Planning Authority within 60 months of the commencement of the use and the review shall be approved in writing within 63 months and associated measures required by the Local Planning Authority shall be implemented unless otherwise agreed in writing by the Local Planning Authority

Reason: In order to promote sustainable transport measures.

Recommendation: Remains approval.

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