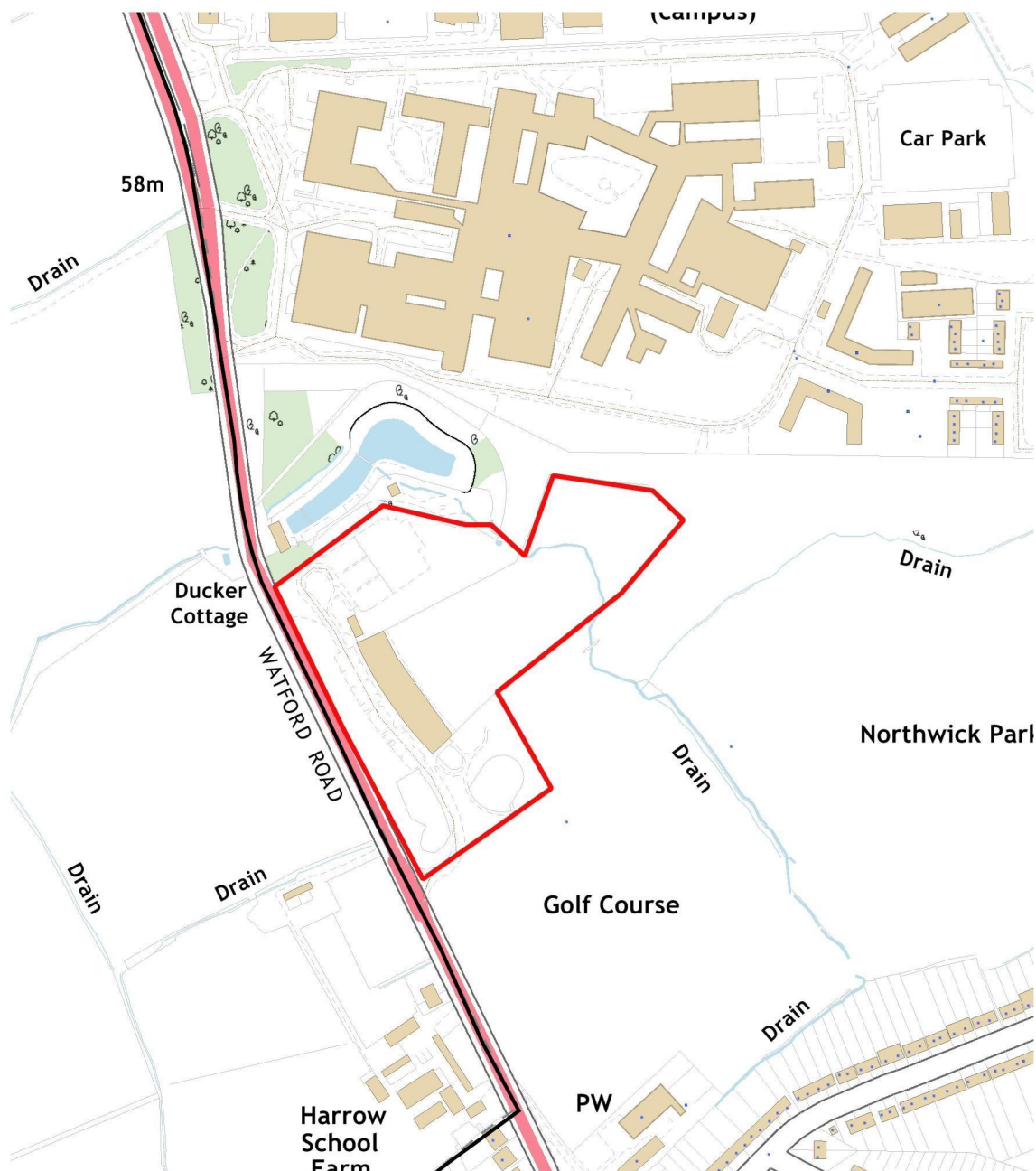
	Planning Committee Map
Site address: Northwick Park Golf Course, Watford Road, Harrow, HA1 3TZ	
© Crown copyright and database rights 2011 Ordnance Survey 100025260	



This map is indicative only.

RECEIVED: 21 May, 2012

WARD: Northwick Park

PLANNING AREA: Wembley Consultative Forum

LOCATION: Northwick Park Golf Course, Watford Road, Harrow, HA1 3TZ

PROPOSAL: Reinstatement of public right of way (PROW 34) across the driving range, including raising a protective embankment along one side of the footpath and the installation of protective netting over the footpath.

APPLICANT: Leisure Golf Ltd

CONTACT:

PLAN NO'S:
See condition 2

RECOMMENDATION

Grant Consent

EXISTING

See report for 12/0316 on this committee agenda.

PROPOSAL

Reinstatement of public right of way (PROW 34) across the driving range, including raising a protective embankment along one side of the footpath and the installation of protective netting over the footpath.

HISTORY

See report for 12/0316 on this committee agenda.

POLICY CONSIDERATIONS

See report for 12/0316 on this committee agenda.

CONSULTATION

No objections have been received to this application.

Two letters of support have been received from local residents provided that the cost of reinstating the right of way is met by the applicant rather than the Council and suggesting some amendments to the proposal.

Letters of support have also been received from the Open Space Society and the Ramblers Association.

REMARKS

This site is located on the eastern side of Watford Road (a London distributor road).

Planning permission was granted in May 2001 for a new driving range, 9-hole golf course and clubhouse building on the site (ref: 99/2397), with associated parking and servicing and a new vehicular access from Watford Road. The facility opened in early 2006.

However, the driving range as approved extended across a pre-existing public footpath (Public Right of Way 34) connecting Norval Road with Watford Road (just south of Northwick Park Hospital). As such, the proposal involved the realignment of the footpath eastwards in order to skirt the driving range course.

Due to public opposition to the realignment of the footpath, this application seeks to reinstate the public right of way along its original course across the driving range. In order to ensure this is done in a manner that is safe for footpath users, the path will be sunk into the ground by up to 1m in depth, with the excavated material then placed on the clubhouse side of the path in order to further conceal the footpath from view. Nylon netting to a height of 2.5m and curving over the top of the footpath will also be mounted on steel posts

behind a 250mm sleeper base to prevent golf balls landing on the footpath. The ground on the eastern side of the footpath will be kept to a gradient of 1:3, to allow pedestrians to leave the footpath in an emergency.

The path itself will be formed using Type 1 hardcore, with a lateral drain running the length of the path to collect rainwater and channel it into the adjoining stream.

The proposed design of the footpath and the safety netting has been the subject of extensive discussions with the Highway & Transport Delivery Unit's public rights of way officer and has thus been approved in principle. The design will allow the footpath to be reinstated in a safe manner along its original more direct route across the site, which is welcomed.

The proposed surfacing materials and drainage arrangements are fine and the retention of open access along its eastern side to allow pedestrians to leave the footway at any point in an emergency is also welcomed.

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:

(1) The development to which this permission relates shall be fully implemented within 6 months of the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

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

JEGD.PNP.01-002
JEGD.PNP.01-003

Design & Access Statement PROW 34

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

(3) Once the works to reinstate the right of way have been completed the new path shall be maintained in accordance with approved details to the satisfaction and shall remain open and free of obstruction to members of the public at all times except for essential maintenance the times for which shall be agreed in advance by the Council in writing.

Reason: To ensure the public right of way remains fully open to the public at all times.

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