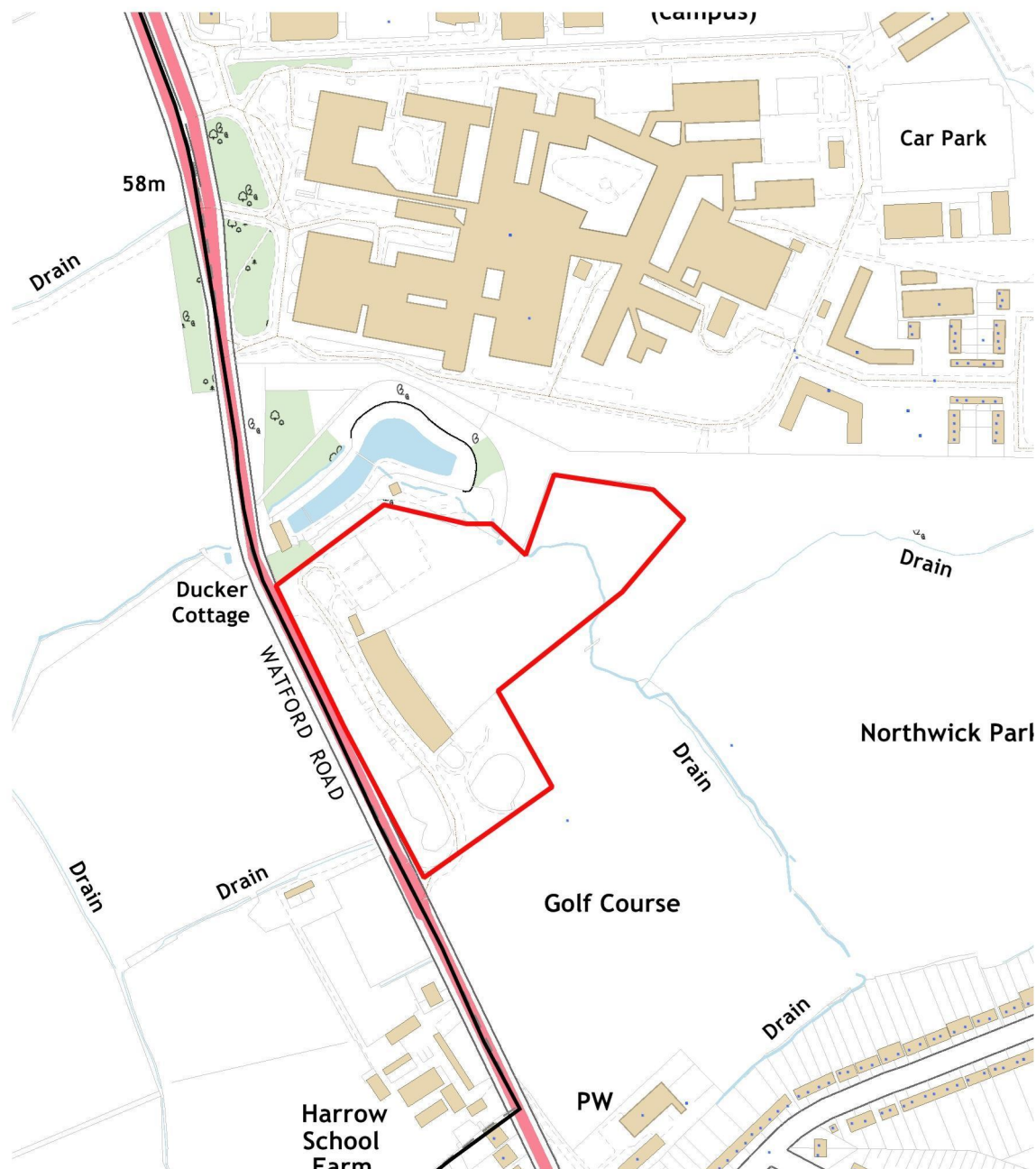
 **Planning Committee Map**
Site address: 280 Watford Road, Harrow, HA1 3TZ
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This map is indicative only.

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. To help with the survival rate we will add topsoil with each tree. They will also be maintained to a higher standard than the previous trees. The planting that was carried out last year around the baseball cage is proof of the improved maintenance.

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. The schedule below details the maximum number of events that are to take place during any given year. As

noted, 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 applicants have agreed to a number of amendments. These include installation physical measures to prevent cars from mounting access road kerbs in order to prevent car parking these areas and extra tree planting and other additional landscaping. The details of these amendments will be reported in a supplementary report.

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