

HARROW COUNCIL

ADDENDUM

PLANNING COMMITTEE

DATE : 19th November 2014

2/01	<p>HEADS OF TERMS <i>UPDATE</i> Heads of Terms, as follows:</p> <p>OFFSETTING OF BIODIVERSITY AND HERITAGE IMPACTS</p> <ol style="list-style-type: none"> 1. Payment of a contribution (£10,000) towards: <ol style="list-style-type: none"> 1.1. Removal of scrub to the north of the lake and the re-instatement of species rich acid grass land in this location; 1.2. Removal of trees to the north of the lake to re-establish views from Bentley Priory House towards the lake. 2. Submission of a Method Statement (including timing of works) by all contractors prior to the commencement of works (both for the access track and the SSSI mitigation). This shall be agreed in writing by the Local Planning Authority and Natural England. 3. Legal Fees: Payment of Harrow Council’s reasonable costs in the preparation of the legal agreement; and <p>Planning Administration Fee: Payment of £500 administration fee for the monitoring of and compliance with this agreement.</p> <p>CONSULTATIONS <i>At the end of this section, ADD:</i></p> <ul style="list-style-type: none"> - Bentley Priory Nature Reserve Management Committee were not formally consulted as part of the Planning process. However, the proposal was discussed at a meeting of the committee held on 7th May, 2014. This meeting was attended by the Councils Biodiversity Officer who then advised the case officer dealing with the application that the Bentley Priory Nature Reserve Management Committee agreed with the mitigation measures proposed to be secured through a S.106 agreement. This is documented in the minutes of this meeting. <p><i>UPDATED response from Natural England:</i></p> <ul style="list-style-type: none"> - Objection removed, subject to the following measures being secured via a section 106 or appropriately worded conditions:
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- The loss of SSSI grassland shall be mitigated through the measures as set out in the draft section 106.
- All contractors shall submit a Method Statement (including timing of works) which shall be agreed in writing by the Local Planning Authority and Natural England prior to commencement of works (both for the access track and the SSSI mitigation).
- All turf/topsoil should be retained on site, unless agreed in writing with Natural England.

IMPACT ON BIODIVERSITY

At the end of this section, ADD:

Since writing the report to the Planning Committee, Natural England have advised that they no longer object to the proposal subject to measures being secured via a section 106 or appropriately worded conditions. Natural England are satisfied that the loss of SSSI grassland can be mitigated through the proposed measures that are set out in the Section 106 Heads of Terms. These Heads of Terms have been updated to require all contractors to submit a Method Statement (including timing of works) prior to the commencement of works (both for the access track and the SSSI mitigation). The updated Heads of Terms also require the Method Statement to be agreed in writing by the Local Planning Authority and Natural England. A condition has been suggested to address the requirement that all turf/topsoil should be retained on site, unless agreed in writing with Natural England.

CONDITIONS

ADD condition No. 9.

All turf/topsoil in relation to the development hereby approved, shall be retained on site, unless agreed in writing with Natural England and the Local Planning Authority..

REASON: To safeguard the ecology and biodiversity of the area in accordance with policy DM20 of the Councils Development Management Policies Local Plan 2013.

2/02

Addendum Item 1:

For the purposes of the report headed 'Consultation Response' (page 28), section 2 refers to 'Character and Appearance of the Area' (page 25), section 3 refers to 'Residential Amenity' (page 26) and section 4 refers to 'Traffic and Parking' (page 27).