

DECISIONS OF THE PLANNING AND ENVIRONMENT COMMITTEE

16 MARCH 2011

COMMITTEE

*Councillor Wendy Prentice (Chairman)
Councillor John Marshall (Vice-Chairman)

Councillors:

*Maureen Braun	*Anita Campbell	*Jack Cohen
*Alison Cornelius	*Claire Farrier	*Hugh Rayner
*Andreas Tambourides	*Jim Tierney	*Stephen Sowerby (substituting for John Marshall)

*denotes Member present
\$denotes absent on Council business

- 1. MINUTES (Item 1):**
RESOLVED – That the decisions of the meeting of the Committee held on 16 February 2011 be approved as a correct record.
- 2. ABSENCE OF MEMBERS (Item 2):**
Apologies for absence were received from Councillor John Marshall
- 3. DECLARATION OF MEMBERS' INTERESTS (Item 3):**

Member:	Subject:	Interest Declared:
Councillor Hugh Rayner	H/00433/11 – Development Phase 2 (comprising part of Character Zones 2 and 4), Stonegrove and Spur Road Estates, Edgware, HA8 Edgware Ward	Personal and Non-prejudicial as Councillor Rayner lives in the Stonegrove area but is not directly affected by the application. Councillor Rayner took part in the discussions and voted on the item

- 4. PUBLIC QUESTION TIME (Item 4):**
None.
- 5. MEMBERS' ITEMS (Item 5):**
There were no Members' items.
- 6. APPLICATIONS FOR PLANNING PERMISSIONS AND CONSENTS (Report of the**

Assistant Director of Planning and Development Management – Agenda Item 6)

RESOLVED – That the Council’s decision on the applications listed below be as indicated, and that the Assistant Director of Planning and Development Management be instructed to convey such decisions to the applicants.

EDGWARE WARD

- H/00433/11 Development Phase 2 (comprising part of Character Zones 2 and 4), Stonegrove and Spur Road Estates, Edgware, HA8
Barratt Homes Ltd
Reserved matters application seeking approval for scale, external appearance and landscaping in relation to Development Phase 2 (comprising part of Character Zones 2 and 4) of the redevelopment of Stonegrove and Spur Road Estates, comprising 107 residential units, including 19 houses, pursuant to Condition 3 of outline planning permission reference W13582E/07 dated 06/10/2008.
The Assistant Director of Planning and Development Management circulated and addendum to his report.
The Committee having heard oral representations from Ms Val Lay, Vice-Chair of the SGSR Partnership Board Resident Representatives, supporting the application and the applicant’s response resolved to;
- APPROVE the application subject to the following conditions:**
1. The development hereby permitted shall be carried out in accordance with the following approved plans:
12335_02_100-D1; 12335_02_101-D1; 12335_02_102-D1; 12335_02_103-D1;
12335_02_104-D1; 12335_02_104-D2; 12335_02_105-D3; 12335_02_106-D3;
12335_02_107-D3; 12335_02_108-D2; 12335_02_109-D2; 12335_02_110-D2;
12335_02_111-D1; 12335_02_112-D1;
12335_02_120-D2; 12335_02_121-D3; 12335_02_122-D3; 12335_02_123-D3;
12335_02_124-D2; 12335_02_125-D2; 12335_02_126-D2; 12335_02_122-D2;
12335_02_127-D1; 12335_02_128-D1; 12335_02_129-D2; 12335_02_130-D3;
12335_02_140-D2; 12335_02_141-D2; 12335_02_142-D2; 12335_02_143-D2;
12335_02_144-D2; 12335_02_145-D1; 12335_02_146-D2; 12335_02_147-D2;
12335_02_155-D2; 12335_02_156-D1;
12335_02_161-D1; 12335_02_162-D1; 12335_02_163-D1; 12335_02_164-D1;
12335_02_165-D1; 12335_02_166-D1; 12335_02_167-D1; 12335_02_168-D1;
12335_02_169-D1; 12335_02_170-D1;
Design and Access Statement dated January 2011.
 2. Notwithstanding the plans hereby approved, before the development commences details and samples of all materials to be used for the external surfaces of the buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The details shall reflect the colour and quality of the brick, metal cladding and timber precedents shown in the supporting documentation provided with the application. The development shall be implemented in accordance with the details as approved.
 3. Before the development within Development Phase 2 hereby permitted commences, details of the following shall be submitted to and approved in writing by the Local Planning Authority:
 - (i) Balconies and balustrades (including the use of stainless steel);
 - (ii) Roof parapets;
 - (iii) Depth of window reveals;
 - (iv) Canopies to entrances;
 - (v) Rainwater goods.
 4. The development hereby permitted shall not commence until a Parking

Management Plan detailing the allocation of car parking spaces and charges, on site parking controls and the enforcement of unauthorised parking has been submitted to and approved by the Local Planning Authority. The plan shall be implemented before the buildings hereby permitted are occupied and maintained thereafter.

5. The temporary vehicular entrance from the central avenue to the basement as shown on the approved plans shall be removed when the adjacent phase comprising of the remainder of Zone 2 including the formal permanent basement entrance is completed and the area shall be landscaped in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

6. Before the development hereby permitted is a Security Management Plan detailing security measures for this phase in accordance with the principles of Secure By Design shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Barnet Borough Police Crime Prevention Design Adviser.

INFORMATIVE(S):

1. The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in The London Plan (Consolidated with Alterations since 2004) and the Adopted Barnet Unitary Development Plan (2006).

In particular the following polices are relevant:

Adopted Barnet Unitary Development Plan (2006): GSD, GBEnv1, GBEnv2, GBEnv3, GBEnv4, GL1, D1, D2, D3, D6, D9, D11, D13, L11, M5, M13, M11, M14.

ii) The proposal is acceptable for the following reason(s): -

The scheme accords with the principles established by outline planning permission reference W13582E/07 and will provide high quality residential development in the next substantive phase of work in the regeneration of Stonegrove and Spur Road Estates.

2. A surface water strategy should be carried out as part of a FRA to demonstrate that the proposed development will not create an increased risk of flooding from surface water. The surface water strategy should be carried out in accordance with PPS25 and its associated practice guidance, giving preference to infiltration over discharge to a watercourse, which in turn is preferable to discharge to surface water sewer.

The London Plan Policy 4A.14 states that the mayor's preferred standards are that developers achieve Greenfield runoff rates. The mayor's essential standard is that a 50% reduction in post development runoff rates are achieved. Therefore, the FRA should address this by quantifying existing and proposed rates for the critical storm for a range of events up to the 100 year climate change event.

Infiltration rates should be worked out in accordance with BRE 365. If it is not feasible to access the site to carry out soakage tests before planning approval is granted, a desktop study may be undertaken looking at the underlying geology of the area and assuming a worst-case infiltration rate for that site. If infiltration methods are likely to be ineffective then discharge may be appropriate. In any case the surface water strategy should clearly show that:

- Peak discharge rates from site will be reduced in accordance with the London Plan 4.A14 as a result of the proposed development, up to a 1 in 100 year storm with a suitable allowance for climate change;

- Discharge volumes from site will not increase as a result of the proposed development, up to a 1 in 100 year storm with a suitable allowance for climate change;
- The site will not flood from surface water up to a 1 in 100 year storm with a suitable allowance for climate change, or that any surface water flooding can be safely contained on site up to this event. There should be no flooding on site under the 1 in 30 year event. Some nominal controlled flooding of open spaces areas such as car parks will be permitted provided that there is no risk to flooding of property or key infrastructure and it is ensured that there is no increase of offsite flows.

Any surface water strategy should try to utilise sustainable drainage techniques, in accordance with the SUDS management train (Ciria C609). Guidance on the preparation of surface water strategies can be found in the Defra/Environment Agency publication "Preliminary rainfall runoff management for developments". Guidance on climate change allowances can be found within Annex B of PPS25.

Paragraph 13.29 states that rain water harvesting tanks will be used to attenuate surface water run off from the site. A precautionary approach should be taken and it should be assumed that the rain water storage tanks will be full at time the storm event and will provide no surface water attenuation.

Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

Further information on SUDS can be found in:

- PPS25 page 33 Annex F
- PPS25 Practice Guide
- CIRIA C522 document Sustainable Drainage Systems – design manual for England and Wales
- CIRIA C697 document SUDS manual
- The Interim Code of Practice for Sustainable Drainage Systems. The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SUDS. The Interim Code of Practice is available on both the Environment Agency's website: www.environment-agency.gov.uk and CIRIA's website: www.ciria.gov.uk

The meeting ended at 8.30