

**Planning and Environment Committee – 20 July 2011, Planning Application H/01702/11 Wyevale Garden Centre, Daws Lane
London, NW7 4SL - Public Questions**

Ms Marilyn Norman	
<p><u>Question</u></p> <p>As a mother of twin boys eligible for the school, how does the council intend to ensure that the movement of over 220 children at peak times - crossing the road twice a day to move between the school, pick/up, drop-off vehicles, shops and the bus stop – will not lead to death or serious injury for a child in Daws Lane?"</p>	<p><u>Response to Question</u></p> <p>Consideration has been given to the feasibility of upgrading the existing pedestrian crossing point near the site and/or installing additional crossing points. A significant proportion of pupils and parents/carers walking to and from the proposed school are not expected to need to cross Daws Lane, or to use the existing crossing point if they do. Those pupils dropped off or picked up in the car park will not cross the road, and very few pupils are expected to use buses. Pupils driven to and from the school can also be dropped off or picked up on the school side of Daws Lane, or parents/carers can use one of the side roads, such as Byron Road and Marion Road, and use the existing crossing. It was therefore concluded that the existing facilities will be satisfactory, particularly in the early years of the school. Furthermore, if issues do get raised about crossing Daws Lane by parents/carers as the school builds up to full capacity, this can then be addressed by the council and the school as part of the review and monitoring of the full School Travel Plan.</p>
Mr Simon Bessford	
<p><u>Question</u></p> <p>What specific steps were taken by the council at an early stage to ensure that the public consultation was valid considering that the 'local' resident population amongst which the opposition was at least 10-1 was unaware until late in the process, and no specific consultation was held with members of the elderly and disabled community who are one of the primary groups disadvantaged by losing this site ?</p>	<p><u>Response to Question</u></p> <p>Upon receipt of the planning application, neighbour notification letters were sent to over 2000 local residents in the vicinity of the school. A site notice was also placed at the site to ensure other users were aware of the application. The extent of consultation exceeded the statutory requirements and also the Council's own adopted consultation procedure.</p>

Mr Charles Clarke	
<u>Question</u> Can you tell us what measures have been taken by the Councillors to account for the impact on this green belt parkland site, considering that the 6ft high railings, high brick planters, concrete bollards, CCTV cameras and security hut are not within the footprint of the existing building, detract from the openness of the Green Belt and are obtrusive features which will damage the visual amenity of the Green Belt land?	<u>Response to Question</u> The impact of the overall proposals on the openness of the Green Belt was one of the considerations in the assessment of this case. The additional impact of the railings and other features were considered alongside the reductions in the building footprint at the rear. These issues are addressed in the report to the Planning and Environment Committee.
Mr Mike Fisher	
<u>Question</u> London's submission to Parliament's Environmental Audit Committee inquiry 'Air Quality: a follow up report' dated 30 May 2011, states that living near roads travelled by 10,000 or more vehicles per day could be responsible for some 15-30 per cent of all new cases of asthma in children What does Barnet Council intend to say to parents of children whose health will be impacted by a school whose playground will be within 20 metres of the extremely busy A1, particularly considering that this issue is so serious in France, placing a school in such a location would actually be illegal on health grounds?	<u>Response to Question</u> The application accompanied an Air Quality Assessment by URS Corporation Ltd dated 15 th April 2011. Within this document it confirmed that air quality in this part of London is relatively good in comparison with most of London, which tends to exceed the national air quality limits The air quality assessment included pollutant concentration calculations for this location and directly compared with the national air quality limits - in summary, the concentrations are predicted to comply with the national (and EU) limits, both for long term and short term averaging periods. These limits have been set to protect the health of the more sensitive members of the population, i.e. the elderly, individuals with respiratory problems, and children, and therefore no adverse health effects are not expected.

<p>Mr Stephen Donohoe</p>	
<p><u>Question</u></p> <p>On what basis does Barnet Council justify prioritising its Education Policy above the UDP and LDF Policies on:- the Green Belt; Equality; Tourism; Local Economic Interests and Jobs; and 'Edge of Town' Residential Protection; all of which provide for the protection of the Garden Centre site in its current use?"</p>	<p><u>Response to Question</u></p> <p>The assessment of any planning application requires weight to be given to a number of, sometimes conflicting, policies. In this case, the consideration of the proposals in relation to the relevant policies is set out in the report to the Planning and Environment Committee. As well as local and strategic (London Plan) policies the Council must place weight on central government policies and advice. Central government have advised that:</p> <p>“Local Planning Authorities and the Planning Inspectorate will be expected to take the July 2010 Ministerial statement on Removing Planning Barriers (Schools) into account as a material consideration when determining all planning applications for school development. In determining planning applications, local authorities should:</p> <ul style="list-style-type: none"> • attach very significant weight to the desirability of establishing new schools and to enabling local people to do so; • adopt a positive and constructive approach towards applications to create new schools, and seek to mitigate any negative impacts of development through the use of planning conditions or planning obligations, as appropriate; and • only refuse planning permission for a new school if the adverse planning impacts on the local area outweigh the desirability of establishing a school in that area. Where a local authority refuses permission on this basis, the Government will ask the Planning Inspectorate to deal swiftly with any appeal that is lodged. <p>This statement should therefore be given “very significant weight “ in the assessment of the planning application.</p> <p>It was therefore concluded, in the absence of any over-riding adverse planning impacts, that a positive recommendation should be made.</p>

Mr George Jones	
<p><u>Question</u></p> <p>Can the Planning & Environment committee kindly explain how they propose to satisfy the 'Equalities Act' 2010, s,149,ss5 considering that if this application succeeds, there is considerable evidence that many local individuals (one being my own daughter) with protected characteristics such as the mentally and physically disabled and elderly, will be unable to interact with the community in any similarly conveniently located site?</p>	<p><u>Response to Question</u></p> <p>Equality and Diversity issues have been addressed largely under section 4 within the body of the main report. In summary, many of the objections received argue that the proposal would breach Equality obligations for the Local Authority. It is considered that planning decisions do not engage equality considerations in the same context as making difficult decisions in the context of spending reductions and remodelling of services. It is considered that this issue has been rigorously assessed and that the proposal would be in accordance with its Equalities Policy and the commitments in Barnet's Equalities scheme and its statutory duties as a Local Planning Authority.</p>