

DECISIONS OF THE PLANNING AND ENVIRONMENT COMMITTEE

17 NOVEMBER 2011

COMMITTEE

Councillor Wendy Prentice (Chairman)

*Councillor Maureen Braun (Vice-Chairman)

Councillors:

*Anita Campbell

*Jack Cohen

*Claire Farrier

*John Marshall

Mark Shooter

*Stephen Sowerby

*Andreas Tambourides

*Jim Tierney

*Sury Khatri (substituting for Mark Shooter)

*Graham Old (substituting for Wendy Prentice)

*denotes Member present

\$denotes absent on Council business

1. MINUTES (Item 1):

RESOLVED – That the decisions of the meeting of the Committee held on 18 October 2011 be approved as a correct record.

2. ABSENCE OF MEMBERS (Item 2):

Apologies for absence were received from Councillor Wendy Prentice and Councillor Mark Shooter.

3. DECLARATION OF MEMBERS' INTERESTS (Item 3):

Member:	Subject:	Interest Declared:
Councillor Andreas Tambourides	F/03910/11 Harwood Residential Home, 55 Christchurch Avenue, London, N12 0DG Woodhouse Ward	Personal and prejudicial as Councillor Andreas Tambourides is a life Member of the organisation MIND in Barnet. Councillor Andreas Tambourides withdrew from the meeting and took no part in the discussion or voting on this item.

4. **PUBLIC QUESTION TIME (Item 4):**

None

5. **MEMBERS' ITEMS (Item 5):**

None

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.

MILL HILL WARD

H/03310/11 Inglis Barracks, Price Close, London, NW7 1PX
Inglis Consortium

Preliminary infrastructure works including the demolition of existing buildings, ground re-profiling, site preparation and construction of an access road

The Assistant Director of Planning and Development Management circulated an addendum to the report. The Committee 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: PRHMHE-DWG-P1-0003 (rev.102), PRHMHE-DWG-P1-0004 (rev.102), PRHMHE-DWG-P1-0005(rev.101), PRHMHE-DWG-P1-0006(rev.102), PRHMHE-DWG-P1-0007(rev.101), PRHMHE-DWG-P1-0008(rev.102), PRHMHE-DWG-P1-0009 (rev.102), PRHMHE-DWG-P1-0010(rev.101), PRHMHE-DWG-P1-0011(rev.102), PRHMHE-DWG-P1-0012(rev.101), Design and Access Statement (MHE/R1v.2), Aborigicultural Impact assessment File Note (document ref.2133FN20), Phase 2 Geo-environmental Report (PRHMHE-RPT-P1-0004 version P:001), Remediation Strategy (PRHMHE-RPT-P1-0005), Archeological Scheme of Written Investigation (PRHMHE-RPT-P1-0001), Ecological Appraisal report (PRHMHE-RPT-P1-0002) and Estate Road Drainage Strategy (PRHMHE-TCN-P1-008 Rev.02) .
2. This development must be begun within three years from the date of this permission.
3. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.
4. Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.
5. Prior to the commencement of the development (except demolition and ground re-profiling works), details of the access and estate road(s), including pedestrian access arrangements within the development, shall be submitted to and approved in writing by the Local Planning Authority. Highways Engineering Drawings and detailed Construction Specifications shall be submitted. The estate road as approved shall be constructed in accordance with the approved details before the site is occupied. For further guidance and contact details please refer to the Development Team, Highways Group.

6. No site works or works on this development including demolition or construction work shall commence until a Demolition and Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. All works must be carried out in full in accordance with the approved details unless previously agreed in writing by the Local Planning Authority.

7. Prior to the occupation of the development a Waiver of liability and indemnity agreement must be signed by the developer and be submitted to and approved in writing by the Local Planning Authority. This is to indemnify the Council against any claims for consequential damage caused to private roads arising from and/ or in connection with the collection of waste by the Council from the premises.

8. Prior to the commencement of development (except demolition) approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

- 1) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

9. Prior to commencement of development (except demolition), a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority. The long-term monitoring and maintenance plan shall be implemented as approved.

10. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

11. Piling or any other intrusive penetrative works shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

12. The spoil generated by this consent shall be stored on site for a limited period only, expiring on two years from the date of this consent when the use of the land for storage of spoil shall be discontinued and the land reinstated in accordance with details approved by the Local Planning Authority in writing.

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 Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (2006). In particular the following policies are relevant: Adopted Barnet Unitary Development Plan (2006):GBenv1, GBenv2, GRoadNet, GWaste, ENV14, D1, D2, D13, HC17, M4, M8 and M13 Core Strategy (Publication Stage) 2010:CS1, CS3, CS5, CS9, CS12, CS14.

ii) The proposal is acceptable for the following reason(s): -the proposal would not compromise the outline planning permission (H/04017/09) for the redevelopment of the wider site. The proposal is acceptable on highways grounds.

2. DEMOLITION AND CONSTRUCTION MANAGEMENT PLAN (DCMP)

Any details submitted in respect of the Demolition and Construction Management Plan above shall include, but not limited to: control the hours, routes taken, means of access and security procedures for construction traffic to and from the site and the methods statement shall provide for the provision of on-site wheel cleaning facilities during demolition, excavation, site preparation and construction stages of the development, recycling of materials, the provision of on-site car parking facilities for contractors during all stages of development (Excavation, site preparation and construction) and the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials and a community liaison contact and precautions to minimise damage to trees on or adjacent to the site.

3. The applicant is advised that the council will not adopt the estate road(s). However, if the council's refuse vehicles are required to enter the site, the estate road(s) must be constructed to adoptable standards. Details of the road construction requirements can be obtained from, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.

4. The gradients for the proposed access road and footways shall meet minimum guidelines set out in Manual for Streets.

5. The applicant is advised that the Traffic and Development Team will process any applications to stop up highway under the Town and Country Planning Act 1990. Further details can be obtained from, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.

6. The Environment Agency recommend that any work carried out on site is in line with:

* The risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.

* The Environment Agency Guiding Principles for Land Contamination for the type of information required in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, e.g. human health.

7. In complying with the contaminated land conditions:
- a) Reference should be made at all stages to appropriate current guidance and codes of practice at January 2006 this would include:
 - 1) The Environment Agency CLR Guidance documents;
 - 2) Planning Policy Statement 23 Planning and Pollution Control;
 - 3) PPS23 Annex 2 Development On Land Affected By Contamination;
 - 4) BS10175:2001 Investigation of potentially contaminated sites – Code of Practice;
 - 5) The Environment Agency (2001) Secondary Model Procedure for the Development of Appropriate Soil Sampling Strategies for Land Contamination;
 - 6) Guidance for the safe development of housing on land affected by contamination, Environment Agency R&D Publication 66.
 - b) Clear site maps should be included in the reports showing previous and future layouts of the site, potential sources of contamination, the locations of all sampling points, the pattern of contamination on site, and to illustrate the remediation strategy.
 - c) All raw data should be provided in a form that can be easily audited and assessed by the council. (e.g. trial pit logs and complete laboratory analysis reports)
 - d) Details as to reasoning, how conclusions were arrived at and an explanation of the decisions made should be included. (e.g. the reasons for the choice of sampling locations and depths and use of cover layers if).

WOODHOUSE WARD

- F/03910/11 Harwood Residential Home, 55 Christchurch Avenue, London, N12 0DG
MIND in Barnet
- Single storey side/ rear extension and single storey infill rear extension. Single storey rear extension to create 3no bedsits at rear of property. Extension to roof including increasing roof height, 2no side dormers at West Elevation and 1no side dormer at East Elevation with associated rooflights on both side elevations to facilitate a loft conversion. First and second floor side extension to accommodate internal lift. Alterations to all elevations.
- The Committee 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: Location Plan; Design & Access Statement; Plan No's: 1381/01; 1381/02; 1381/03; 1381/04; 1381/05 D; 1381/06 D; 1381/07 C; 1381/08; 1381/09; 1381/10; 1381/11.
 2. This development must be begun within three years from the date of this permission.
 3. The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the Local Planning Authority.
 4. The roof of the combined ground floor rear extension shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.
 5. The proposed bedsits to the rear of the site as part of this proposal hereby permitted shall at all times be ancillary to and occupied in conjunction with the main building and shall not at any time be occupied as separate units.

6. Before the development hereby permitted is occupied, parking spaces shall be retained in accordance with the planning application submitted and that area shall not thereafter be used for any purpose other than for the parking and turning of vehicles associated with the development.

7. Before the development is occupied the Travel Plan shall be submitted and to and approved by the Local Planning Authority. This should include the appointment of a Travel Plan coordinator. The Travel plan should be reviewed annually in accordance with the target set out in the Travel Plan.

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 Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (2006).

In particular the following polices are relevant:

Adopted Barnet Unitary Development Plan (2006): GSD, GBEnv1, GBEnv2, D1, D2, D3, D5, D6, H12, ENV12, M3, M11, M13 & M14.

Core Strategy (Publication Stage) 2010: CS5, DM01, DM02, DM03, DM07.

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

Having taken all material considerations into account, the proposed development would be in keeping with the character and appearance of the surrounding area and in a design which is considered to be in keeping with neighbouring dwellings. The proposed development is not considered to have a detrimental impact on the residential amenities of neighbouring developments.

2. Barnet Travel Plan Builder is online package. It is easy to use and will help you construct your travel plan efficiently. All you have to do is input the information when you are prompted and at the end you will have your site specific travel plan. The travel plan is broken down into manageable chunks and progress is saved in incremental stages.

It can also be reviewed and modified at any stage up until it is submitted.

Submission can be done on-line or Traffic & Development Section, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP

3. The applicant is advised that any alteration if required to the public highway (including pavement) will require prior consent of the local highways authority.

You may obtain an estimate for this work from Environment Planning and Regeneration Directorate, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.

The meeting finished at 7.30pm