

<p><u>MEETING</u></p> <p>EAST AREA PLANNING SUB-COMMITTEE</p>
<p><u>DATE AND TIME</u></p> <p>WEDNESDAY 8TH MAY, 2013</p> <p>AT 7.00 PM</p>
<p><u>VENUE</u></p> <p>HENDON TOWN HALL, THE BURROUGHS, NW4 4BG</p>

Dear Councillors,

Please find enclosed additional papers relating to the following items for the above mentioned meeting.

Title of Report	Pages
Addendum to the Report of the Acting Assistant Director of Planning and Development Management	1 - 4

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EAST AREA PLANNING SUB-COMMITTEE

8th May 2013

**ADDENDUM TO ACTING ASSISTANT DIRECTOR OF PLANNING & DEVELOPMENT
MANAGEMENT'S REPORT**

AGENDA ITEM 6

Page 1

Reference: B/03582/12

GBN Services Ltd, The Railway Sidings, Oakleigh Road South, London, N11 1HJ

Amend recommendation to read as follows:-

Had an appeal not been lodged against the failure of the Local Planning Authority to determine the application within the statutory period planning permission would have been granted subject to the following conditions;

Amend description by adding "to 8m"

Add the following conditions:

All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

Reason:

To ensure a satisfactory appearance to the development in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason:

To ensure a satisfactory appearance to the development in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

The 8m high acoustic wall hereby approved shall be provided on site within three months from the date of this permission and shall be permanently maintained and retained on site thereafter. If the wall is not provided within the specified time limit or is subsequently removed then the trommel, rubbish sorting conveyor & picking station shall immediately cease operation and its constituent parts shall be dismantled and removed from the land within two months.

Reason:

To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Adopted Barnet Development Management Policies DPD (2012).

Page 3

Substitute "Adapted Supplementary Planning Documents / Guidance" with the following:-

"Adopted Supplementary Planning Documents / Guidance:

SPD – Sustainable Design and Construction (April 2013)

<http://barnet.moderngov.co.uk/documents/s8344/Appendix%20A%20Sustainable%20Design%20and%20Construction%20SPD.pdf>

Page 4

Substitute 'Enforcement' section with the following:-

Enforcement

ENF/01184/09B

Following the dismissal of the appeal against the Council's decision to refuse planning application B/03706/10, an Enforcement Notice was served on 27th January 2012 requiring the demolition of the trammel rubbish sorting conveyor and the removal of the resultant materials permanently from the land. An appeal against the Notice was heard on 19 February 2013. On 1st March 2013 the appeal was dismissed and the Enforcement Notice upheld with a correction and variation. A copy of the appeal decision follows this report.

Page 5

Insert the following in Planning Appraisal before Site Description & Surrounding section:

A report for this application was included in the agenda for the East Area Planning Sub-Committee on 6th March 2013 but withdrawn in order that the appeal decision (received on 1st March 2013) relating to the enforcement Notice could be reviewed. At this stage the applicant decided to lodge an appeal as a decision had not been made within the statutory period.

In order for the Local Planning Authority to make submissions for the appeal it is necessary for the Committee to resolve what they would have done had the appeal not been lodged.

The recommendation and conditions above, and the following appraisal, are as originally set out in the Committee report for 6th March.

It is considered that the dismissal of the Enforcement Notice appeal reinforces the need for raising the height of the acoustic wall which is proposed in this application.

Page 19

Reference: B/0951/13

GBN Services Ltd, The Railway Sidings, Oakleigh Road South, London, N11 1HJ

Amend condition 1 by adding "Assessment of Noise Report from Trommel by RPS dated 14/2/2012."

Substitute condition 2 with the following:-

"The wall hereby approved shall be painted 'goose-wing' grey BS4800 Colour Chart – 00A05."

Add further conditions:

All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

Reason:

To ensure a satisfactory appearance to the development in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

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Reason:

To ensure a satisfactory appearance to the development in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

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Reason:

To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Adopted Barnet Development Management Policies DPD (2012).

Page 47

Reference: B/00605/13

9 Sunset View

Condition 2 should be omitted from the list of conditions.

Page 55

Reference: B/00605/13

9 Sunset View

Further letter received from neighbouring resident commenting that title of application plans does not reflect the amended plans.

Objects single storey element proposed extension at rear of garage on following grounds:

Combination of proposed height & projection of 1.75m beyond rear building line of No.11 would result in loss of sunlight and daylight to garden.

Loss of view of sunset.

Loss of outlook.

If approved, extra height should be reduced by 0.6m.

Extension should be set back 1.2m from boundary.

Extent of terrace in particular set back by 3m from boundary should be conditioned.

No details of finished floor or terrace level.

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