

**MEETING****EAST AREA PLANNING SUB-COMMITTEE****DATE AND TIME****WEDNESDAY 31 JULY 2013****AT 7.00 PM****VENUE****HENDON TOWN HALL, THE BURROUGHS, NW4 4BG**

Dear Councillors,

Please find enclosed additional papers relating to the following items for the above mentioned meeting which were not available at the time of collation of the agenda.

Item No	Title of Report	Pages
15.	Addendum to the report of the Acting Assistant Director of Planning and Development Management	1 - 4

Maria Lugangira  
maria.lugangira@barnet.gov.uk

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## EAST AREA PLANNING SUB-COMMITTEE

31 July 2013

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

AGENDA ITEM 15

### Furniture Village, Unit 6, Friern Bridge Retail Park

C03069KJ/99

Pages 1-6

Recommendation to be amended to the following:

- Delete Paragraph 3.1(a) of the section 106 Agreement which restricted use of the mezzanine area "for storage purposes ancillary to the retail use at the Development Site only."

### Arkley Lane Stables

B/03788/1

Pages 19-36

One additional letter of objection received, making the following comments (summarised):

- Why were bat roost surveys not carried out?
- Why were no dusk/dawn surveys carried out?
- Why was the bat survey undertaken in the depths of winter?
- Application does not have due regard to protected species.

The applicant has responded as follows (summarised):

- It is a common misconception that wildlife assessments fail to survey for bat roosts/newts etc in the manner required by Natural England or the Bat Conservation Trust, although the consultants concerned are licenced and experienced, because there are no government rules – only guidance documents.
- The bat guidance clearly states 'the guidance should be interpreted and adapted on a case-by-case basis, according to the expert judgement of those involved. There is no substitute for knowledge and experience in survey planning, methodology and interpretation of findings and the guidelines are intended to support these...'.
- The Wildlife Biodiversity Survey submitted gives a robust and reliable assessment of the European Protected Species (EPS) situation at the site.
- The concerns raised do not offer any evidence of EPS at the site. If there were EPS on the site, a Natural England Development licence would be required, but there are not.

Condition 6 to be amended to the following:

Prior to the installation of any external lighting to the stable block and associated buildings hereby approved, details including times of use, time switch mechanisms, position and method of installation and illumination levels including 'lux' shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall thereafter be installed in accordance with the approved details.

Reason: In order to protect the rural character and appearance of the application site, in accordance with Policies DM01 and DM15 of the Development Management Policies DPD.

Condition 20 to be amended to the following:

Horseball training shall only take place on one evening per week (between 16:00 and 21:00) and on weekends (between 09:00 and 18:00) between the months of February and October inclusive and at no other time.

Reason: To enable the Local Planning Authority to monitor the impact of the use in order to protect the amenities of the area and the intensity of use of this Green Belt site, and in the interests of highway safety, in accordance with Policies DM01, DM15 and DM17 of the Development Management Policies DPD.

Condition 21 to be amended to the following:

The use of the site for horseball training shall only be used by up to 15 persons only per session.

Reason: To enable the Local Planning Authority to monitor the impact of the use in order to protect the amenities of the area, and in the interests of highway safety, in accordance with Policies DM01, DM15 and DM17 of the Development Management Policies DPD.

One additional condition to be added as follows:

The ecology mitigation measures as set out in paragraphs 8.2 and 8.11 of the Phase 1 Wildlife Biodiversity Survey shall be implemented as part of the development hereby approved within 12 months of the commencement of this development and shall be permanently maintained as such thereafter.

Reason: In order to protect biodiversity within the application site, in accordance with Policy DM16 of the Development Management Policies DPD.

Additional informative to be added, as follows:

The applicant is advised that Condition 6 requires approval of details of external lighting. The applicant is advised that external lighting will be expected to be kept to the minimum required for safety purposes and decorative lighting including external lighting will not be considered appropriate.

### **1230 High Road**

**B/02128/13**

**Pages 47-64**

One letter of objection has been received, making the following comments (summarised):

- Proposal would overlook the residential development to the rear.
- Proposal would cause traffic hazards.
- Proposal would cause noise and disturbance to neighbours.

Condition 1 to be amended as follows:

- Remove Drawing No. 202, and add in 'Drawing Nos. 202 Rev A and 215 (received 30 July 2013)

Amend Condition 7 as follows:

- The development hereby approved shall be constructed in accordance with the levels as shown on Drawing P-202 Rev A.

Reason: To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation in accordance with policies DM01 and DM04 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF, CS1, CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.4, 7.5, 7.6 and 7.21 of the London Plan 2011.

Delete Condition 11.

Amend Condition 12 to the following:

- All work comprised in the landscaping scheme as set out on Drawing No. 215 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.

**Finchley Catholic High School**

**B/01263/13**

**Pages 65-72**

Condition 1 to be amended to include references to the following:

Drawing Nos. 607.1/05A, 06A, 07A and 08 (received 19 July 2013), Drawing Nos. C01118-01F and 02B (received 30 July 2013), Drawing Nos. 607.1/02G and 04E (received 31 July 2013) and the Agent's email dated 31 July 2013.

Condition 8 to be amended, to replace 'Drawing No. 607.1/02D' with 'Drawing Nos. 607.1/02G and 08'.

Condition 10 to be replaced with the following:

Temporary tree protection shall be maintained around existing trees in accordance with the details on Drawing Nos. 607.1/04E and the agent's email of 31 July 2013. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas.

Reason: To safeguard the health of existing tree(s) which represent an important amenity feature 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.

Condition 11 to be replaced with the following:

All excavations for drainage and other services shall be carried out in accordance with the details on Drawing No. 607.1/02G and the details in the agent's email dated 31 July 2013, in particular the use of a trenchless construction method for the proposed gas installation.

Reason: To safeguard the health of existing tree(s) which represent an important amenity feature 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.

**46 Ravensdale Avenue**

**F/01877/13**

**Pages 73-78**

There are two speakers for this application, one being the applicant.

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