

<b><u>MEETING</u></b> <b>PLANNING COMMITTEE</b>
<b><u>DATE AND TIME</u></b> <b>THURSDAY 14TH JULY, 2016</b> <b>AT 7.00 PM</b>
<b><u>VENUE</u></b> <b>HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BQ</b>

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
1.	MINUTES OF THE LAST MEETING	1 - 4
5.	ADDENDUM	5 - 10

Jan Natynczyk [jan.natynczyk@barnet.gov.uk](mailto:jan.natynczyk@barnet.gov.uk) 020 8359 5129

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## Decisions of the Planning Committee

4 July 2016

Members Present:-

AGENDA ITEM 1

Melvin Cohen (Chairman)  
Wendy Prentice (Vice-Chairman)

Maureen Braun	Claire Farrier	Eva Greenspan
Agnes Slocombe	Jim Tierney	Stephen Sowerby
Reema Patel (substitute For Laurie Williams)	Devra Kay (substitute for Tim Roberts)	Sury Khatri (substitute for Mark Shooter)

### Apologies for Absence

Councillor Tim Roberts  
Councillor Mark Shooter

Councillor Laurie Williams

#### 1. MINUTES OF THE LAST MEETING

**RESOLVED** that the minutes of the meeting held on 23 May, 2016 be agreed as a correct record.

#### 2. ABSENCE OF MEMBERS

Councillors Laurie Williams, Mark Shooter and Tim Roberts.

#### 3. DECLARATIONS OF MEMBERS' DISCLOSABLE PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS

None.

#### 4. REPORT OF THE MONITORING OFFICER (IF ANY)

There was not a report.

#### 5. PUBLIC QUESTIONS AND COMMENTS (IF ANY)

None.

#### 6. MEMBERS' ITEMS (IF ANY)

None.

#### 7. ADDENDUM (IF APPLICABLE)

Items contained in the addendum were considered under individual agenda items.

**THE RUNNING ORDER OF THE AGENDA WAS CHANGED AS REFLECTED IN THESE MINUTES.**

**8. OAK LODGE SCHOOL WINDOWS (EAST FINCHLEY WARD)**

The Committee received the report and the noted the information contained in the addendum.

A representation was heard from Lindsay Wittenberg.

**RESOLVED that the application be approved, subject to the conditions detailed in the report and the addendum.**

<b>Moved by:</b>	<b>Councillor Cohen</b>
<b>Seconded by:</b>	<b>Councillor Greenspan</b>

<b>For:</b>	<b>6</b>
<b>Against:</b>	<b>5</b>
<b>Abstained:</b>	<b>0</b>

**9. OAK LODGE SCHOOL SPRINKLER TANK (EAST FINCHLEY WARD)**

The Committee received the report.

**RESOLVED that the application be approved subject to the conditions detailed in the report.**

<b>Moved by:</b>	<b>Councillor Cohen</b>
<b>Seconded by:</b>	<b>Councillor Greenspan</b>

<b>For:</b>	<b>11</b>
<b>Against:</b>	<b>0</b>
<b>Abstained:</b>	<b>0</b>

**10. THE COMPTON SCHOOL SUMMERS LANE NORTH FINCHLEY LONDON N12 0QG (WOODHOUSE WARD)**

The Committee received the report and the addendum to the report. Officers also proposed some further changes/additions, as detailed in the resolution below.

**RESOLVED that the application be approved , subject to the conditions detailed in the report, the changes detailed in the addendum plus the following:**

Condition 1 on page 69 of the report shall be amended to read as follows:

“The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, FL/2016/0579196-1 Rev1, P)100, P) 300 D

Reason:

For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD

(adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).”

Condition 4 on page 70 of the report shall be amended to read as follows:

“Before the development hereby permitted is first occupied turning space and parking spaces shall be provided and marked out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and that area shall not thereafter be used for any purpose other than the parking and turning of vehicles.

Reason: To ensure that parking and associated works are provided in accordance with the Council's standards in the interests of pedestrian and highway safety and the free flow of traffic in accordance with Policy CS9 of the Local Plan Core Strategy (adopted September 2012), Policy DM17 of the Local Plan Development Management Policies DPD (adopted September 2012) and 6.1, 6.2 and 6.3 of the London Plan 2015.”

<b>Moved by:</b>	<b>Councillor Cohen</b>
<b>Seconded by:</b>	<b>Councillor Khatri</b>

<b>For:</b>	<b>11</b>
<b>Against:</b>	<b>0</b>
<b>Abstained:</b>	<b>0</b>

**11. PHASE 4B MILLBROOK PARK (FORMER INGLIS BARRACKS) LONDON, NW7 1PX (MILL HILL WARD)**

The Committee received the report.

**RESOLVED** that the application be approved, subject to the conditions detailed in the report.

<b>Moved by:</b>	<b>Councillor Cohen</b>
<b>Seconded by:</b>	<b>Councillor Tierney</b>

<b>For:</b>	<b>11</b>
<b>Against:</b>	<b>0</b>
<b>Abstained:</b>	<b>0</b>

**12. MOTION TO EXCLUDE THE PRESS AND PUBLIC**

None.

**13. ANY ITEM(S) THAT THE CHAIRMAN DECIDES ARE URGENT**

None.

The meeting finished at 7.43pm



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Agenda Item 6

Pages 1 – 28

**Garages at Basing Way, Land between 98 – 108 and 182 – 192 Basing Way, London, N3 3BP**

- Delete condition 4 (Construction and Method Statement). This is duplicated by condition 25.
- Amend condition 6: Change trigger from prior to commencement to prior to relevant phase of the development
- Amend condition 7: Change trigger from prior to commencement to prior to relevant phase of the development.
- Amend condition 12: Change trigger from prior to commencement to prior to relevant phase of the development.
- Amend condition 21: Change trigger from prior to commencement to No above ground works following demolition.
- Amend condition 23: Change the requirement that development shall be carried out in accordance with the submitted car parking layout plan.
- Amend condition 24: Change trigger from prior to commencement to prior to occupation of the development.
- Amend condition 17 (affordable housing) to read

*No development shall commence until the arrangements to ensure that affordable housing as affordable rent (as defined by the National Planning Policy Framework Annex 2) is provided on site are submitted to and approved in writing by the Local Planning Authority by way of an affordable housing statement. The development shall be implemented in accordance with these details and be retained permanently as such thereafter. The statement shall provide:*

- (i) that 100% of all housing units to be provided as affordable housing on site are to be occupied on an Affordable Rent tenure as defined in Annex 2 of the NPPF and any future guidance that replaces it;*
- (ii) for the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and*
- (iii) for the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced*

*Reason: To ensure that affordable housing is provided on site in accordance with policy DM10 of the Adopted Barnet Development Management Policies 2012.*

- Add condition as follows:

Prior to the commencement of the relevant phase of the development, details of mechanical ventilation, extraction and filtration to be installed within the development shall be submitted to and approved in writing by the Local Planning Authority. These details shall be supported by an

acoustic statement to ensure that noise and vibration levels both internally and externally from the development do not exceed background noise levels.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

- An amended Daylight, Sunlight and Overshadowing assessment was provided to the Council on 12 July. This indicates that all adjoining properties would retain acceptable levels of light.

Additional comments received from objectors within Basing Way development.

- Concern that the development will harm the quality of life of residents
- Unclear where parking may occur during the course of the development given that it is already limited.
- The increase to the car park would harm the visual amenity of the area, given that the space is both car parking and green space.
- Concerns about asbestos from the garages becoming a contaminant.
- Construction works will be a disturbance to residents.
- The existing estate benefits from light, from wildlife and from open space which are all threatened by this development.
- The estate is one large, pleasant and functional community which would be undermined if new development goes ahead.

Officers response: These comments reflect the original comments made by the objector and it is considered that the report provides an appropriate response.

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Agenda item 7

Pages 29 – 56

**Elmshurst Crescent Garages, Land adjacent to 90 – 100 Elmshurst Crescent and 35 Pulham Avenue, London, N2 0LR**

- Amend conditions 6, 7 and 13: Change triggers from prior to commencement to prior to the relevant phase of the development.
- Amend condition 10: Change trigger from prior to commencement to prior to the above ground works following demolition.
- Substitute condition 16 with the following wording:

*No development shall commence until the arrangements to ensure that affordable housing as affordable rent (as defined by the National Planning Policy Framework Annex 2) is provided on site are submitted to and approved in writing by the Local Planning Authority by way of an affordable housing statement. The development shall be implemented in accordance with these details and be retained permanently as such thereafter. The statement shall provide:*



- (i) that 100% of all housing units to be provided as affordable housing on site are to be occupied on an Affordable Rent tenure as defined in Annex 2 of the NPPF and any future guidance that replaces it;
- (ii) for the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- (iii) for the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced

*Reason: To ensure that affordable housing is provided on site in accordance with policy DM10 of the Adopted Barnet Development Management Policies 2012.*

- Add condition as follows:

Prior to the commencement of the relevant phase of the development, details of mechanical ventilation, extraction and filtration to be installed within the development shall be submitted to and approved in writing by the Local Planning Authority. These details shall be supported by an acoustic statement to ensure that noise and vibration levels both internally and externally from the development do not exceed background noise levels.

*Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).*

Agenda item 8

Pages 57 - 76

**Land adjacent to 1 – 15 Warwick Close, Barnet, EN4 9SF**

- Amended site layout plans, elevations and floor plans have been provided indicating changes to window opening sizes, additional parking and re-orientation of pedestrian pavement around parking. Plans received on 14 July 2016
- Amended to condition 2 (approved plans) as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans:

15-290-02 D03-001 Rev A; 15-290-02 D03-002 Rev A; 15-290-02 D03-010 Rev A; 15-290-02 D03-011 Rev B; 15-290-02 D03-050 Rev B; 15-290-02 D03-051; 15-290-02 D03-100 Rev B; 15-290-02 D03-101 Rev B; 15-290-02 D03-200 Rev B; 15-290-02 D03-201 Rev B; 15-290-02 D03-202 Rev B; 15-290-02 D03-203 Rev A; 15-290-02 D03-204 Rev A; 15-290-02 D03-300 Rev A; 15-290-02 D03-301 Rev A; 15-290-02 D03-500 Rev A; Design and access statement (BPTW); Ecological Assessment (AGB Environmental); Land contamination assessment (AGB Environmental); Statement of Community Involvement (BPTW); Sunlight/daylight and overshadowing assessment (HTA); Sustainability Statement with energy statement (BBS Environmental); Transport Statement with parking survey (Campbell Reith); Tree survey/Arboricultural impact

assessment method statement (AGB Environmental); Utilities - site investigation report (Premier Energy Services).;

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (Adopted September 2012).

- Amend condition 12: Change trigger and requirement so that development is carried out in accordance with proposed car park layout plan.
- Amend condition 13: Change trigger from prior to commencement to prior to the relevant phase of the development commencing.
- Substitute condition 21 with the following:

*No development shall commence until the arrangements to ensure that affordable housing as affordable rent (as defined by the National Planning Policy Framework Annex 2) is provided on site are submitted to and approved in writing by the Local Planning Authority by way of an affordable housing statement. The development shall be implemented in accordance with these details and be retained permanently as such thereafter. The statement shall provide:*

- (i) that 100% of all housing units to be provided as affordable housing on site are to be occupied on an Affordable Rent tenure as defined in Annex 2 of the NPPF and any future guidance that replaces it;*
- (ii) for the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and*
- (iii) for the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced*

*Reason: To ensure that affordable housing is provided on site in accordance with policy DM10 of the Adopted Barnet Development Management Policies 2012.*

- Add new condition as follows:

Prior to the commencement of the relevant phase of the development, details of mechanical ventilation, extraction and filtration to be installed within the development shall be submitted to and approved in writing by the Local Planning Authority. These details shall be supported by an acoustic statement to ensure that noise and vibration levels both internally and externally from the development do not exceed background noise levels.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

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Agenda item 9

Pages 77 - 94

**Westbrook Crescent Garages, Barnet, EN4 9AP**

Substitute condition 17 with the following:

*No development shall commence until the arrangements to ensure that affordable housing as affordable rent (as defined by the National Planning Policy Framework Annex 2) is provided on site are submitted to and approved in writing by the Local Planning Authority by way of an affordable housing statement. The development shall be implemented in accordance with these details and be retained permanently as such thereafter. The statement shall provide:*

- (i) that 100% of all housing units to be provided as affordable housing on site are to be occupied on an Affordable Rent tenure as defined in Annex 2 of the NPPF and any future guidance that replaces it;*
- (ii) for the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and*
- (iii) for the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced*

*Reason: To ensure that affordable housing is provided on site in accordance with policy DM10 of the Adopted Barnet Development Management Policies 2012.*

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Agenda item 10

Pages 95 – 121

**Quinta Drive Garages, Barnet, EN5 3BW**

- Amend condition 7: Change trigger from prior to commencement of development to prior to the commencement of the relevant phase of the development.
- Remove conditions 18, 19 and 20. These conditions are not relevant to the development proposed.
- Substitute condition 24 with the following:

*No development shall commence until the arrangements to ensure that affordable housing as affordable rent (as defined by the National Planning Policy Framework Annex 2) is provided on site are submitted to and approved in writing by the Local Planning Authority by way of an affordable housing statement. The development shall be implemented in accordance with these details and be retained permanently as such thereafter. The statement shall provide:*

- (i) that 100% of all housing units to be provided as affordable housing on site are to be occupied on an Affordable Rent tenure as defined in Annex 2 of the NPPF and any future guidance that replaces it;*
- (ii) for the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and*

- (iii) *for the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced*

*Reason: To ensure that affordable housing is provided on site in accordance with policy DM10 of the Adopted Barnet Development Management Policies 2012.*

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Agenda item 10

Pages 122 – 152

**Ryecroft Crescent Garages EN5 3BP**

- Amend condition 6: Change trigger from prior to commencement of development to prior to the commencement of the relevant phase of the development.
- Remove conditions 15, 16 and 19. These conditions are not relevant to the development proposed.
- Substitute condition 23 with the following:

*No development shall commence until the arrangements to ensure that affordable housing as affordable rent (as defined by the National Planning Policy Framework Annex 2) is provided on site are submitted to and approved in writing by the Local Planning Authority by way of an affordable housing statement. The development shall be implemented in accordance with these details and be retained permanently as such thereafter. The statement shall provide:*

- (i) *that 100% of all housing units to be provided as affordable housing on site are to be occupied on an Affordable Rent tenure as defined in Annex 2 of the NPPF and any future guidance that replaces it;*
- (ii) *for the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and*
- (iii) *for the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced*

*Reason: To ensure that affordable housing is provided on site in accordance with policy DM10 of the Adopted Barnet Development Management Policies 2012.*