

MEETING**PLANNING COMMITTEE****DATE AND TIME****WEDNESDAY 25TH JANUARY, 2017****AT 7.00 PM****VENUE****HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BQ**

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.	ADDENDUM REPORT	3 - 16

Sheri Odoffin 020 Sheri Odoffin sheri.odoffin@barnet.gov.uk 8359 3104

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PLANNING COMMITTEE

25 January 2017

AGENDA ITEM 5

ADDENDUM TO THE OFFICER'S REPORT

16/5948/FUL - Underhill Stadium and Hockey Club, Barnet Lane, Barnet, EN5 2DN
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Page 8

Condition 5 to be amended to state the following:

- 5) *The development authorised by this permission shall not begin until an agreement is in place for the transfer of ownership of the requisite land to enable the implementation of the junction remodelling set out in drawing ref: 16011/TA05. Thereafter the works shall be implemented under a Section 278 Agreement with the statutory Highway Authorities within 6 months of the first occupation of the development unless otherwise agreed in writing by the Local Planning Authority.*

Reason: To ensure that the access is satisfactory in terms of highway safety development and to protect the amenity of the area and in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

Page 17

Condition 33 to be deleted (repetition of Condition 32).

Page 21

Additional Condition to be added:

- 49) *No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.*

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to

contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

Page 33/34

Paragraph 4.6 - It should be clarified that all of the issues outlined in the Stage 1 response from the GLA have been subsequently addressed to the satisfaction of the GLA.

Page 46

Following submission of the report, a further potential site was identified for assessment with regards to the sequential assessment – the Jehovahs Witness/IBSA House sites in Mill Hill which are planned to be disposed of– and the applicant was asked to assess the suitability of the site for providing each of the development scenarios.

Following assessment, it was outlined that the Jehovahs Witness Watchtower House site is not sequentially preferable to the application site for providing an all through school and is outside of the requisite catchment area for providing a primary school.

The IBSA site is too small to accommodate an all through school and is outside of the requisite catchment area for providing a primary school

Both sites represent previously developed land are likely to attract interest from residential developers and would be likely to be priced accordingly reducing the viability for the land to be developed for educational purposes. The sites are also still occupied by the Jehovahs Witness operation with no fixed timetable for disposal and as such it is unlikely that the sites would be available before September 2018 thus failing to meet the identified need.

Page 71/72

Paragraph 8.48 – it should be clarified that all of the requirements of the Travel Plan officer have been subsequently addressed and would be secured through the S106.

Page 72

Paragraph 8.49 – the paragraph is incomplete and should read as follows:

Having regard to all of the above and subject to conditions and S106 obligations, officers consider that the application would be acceptable from a transport and highways perspective and accordant with London Plan Policies 6.1 and 6.13 and Barnet Local Plan Policies CS9 and DM17.

Page 80

The following section to be added:

Equalities and Diversity

Section 149 of the Equality Act 2010, which came into force on 5th April 2011, imposes important duties on public authorities in the exercise of their functions, including a duty to have regard to the need to:

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it."

For the purposes of this obligation the term "protected characteristic" includes:

- age;
- disability;
- gender reassignment;
- pregnancy and maternity;
- race;
- religion or belief;
- sex; and
- sexual orientation.

Officers have in considering this application and preparing this report had regard to the requirements of this section and have concluded that a decision to grant planning permission for this proposed development will comply with the Council's statutory duty under this important legislation.

The site is accessible by various modes of transport, including by foot, bicycle, public transport and private car, thus providing a range of transport choices for all users of the site.

The proposals are considered to be in accordance with national, regional and local policy by establishing an inclusive design, providing an environment which is accessible to all.

Pages 83- 118 16/6074/FUL Barnet Copthall Leisure Centre, Champions Way
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Late Representations.

Public Comments

One additional letter received objecting to the proposal on the following grounds:

Object to Loss of the Diving facilities;
Distance to alternative diving facilities;
Surfeit of swimming facilities in Barnet;.

Council ignored users objections and petition;
Dispute the Council's finance figures relating to the cost of providing diving;
Impact on other users of the current diving pool, i.e. synchronised swimming, disabled persons etc.
Impact on Green Belt;
Poor transport accessibility of site and unavailability of parking during Saracen's match days.

Officer Comment: The matters raised have already been discussed in the Planning Report and does not alter the current recommendation.

Sport England

Correspondence received from Sport England, withdrawing their holding objection subject to recommended conditions.

Officer Comment: The conditions and Informatives requested by Sports England have been included in the Addendum below under conditions 28-29 below and Informative 6.

Highways

Correspondence received from Highways confirming no objections subject to conditions and informatives..

Officer Comment: The conditions and informatives have been amended to accord with Highway Comments with additional conditions 25-27 included below.

Metropolitan Police

Comments received relating to both the Copthall and Victoria Recreation Ground leisure centres relating to the prevention of crime and requesting the addition of conditions requiring secured by design accreditation and CCTV.

Officer Comment: Conditions have been added under 30-31 below in accordance with the comments received from the Metropolitan Police Service.

Alterations

Pages 83-85 Amend Wording of Condition 1 to read as follows:

'1. Approved Plans

No development shall take place unless in accordance with the following Approved Parameter Plans and substantially in accordance with the supporting documents:

1425-P-CP-011 Rev C

1425-P-CP-012 Rev C

1425-P-CP-013 Rev C

1425-P-CP-100 Rev C

1425-P-CP-201 Rev B
 1425-P-CP-202 Rev C
 1425-P-CP-504 Rev A
 1425-P-CP-801 Rev B
 1425-P-CP-802 Rev A
 COP-CAP-00-VES-DR-A-0002 Rev P01.1
~~COP-CAP-ZZ-G00-DSP-LA-940-005 Rev P1~~
 COP-CAP-ZZ-G00-DSP-LA-940-005 Rev P2
 COP-CAP-ZZ-G00-DSP-LA-940-003 Rev P1
 COP-CAP-00-G00-DSP-CE-100-001 Rev P00
 COP-CAP-00-G00-DSP-CE-100-003 Rev P00
 COP-CAP-00-G00-DSP-CE-100-004 Rev P00
 COP-CAP-00-G00-DSP-CE-100-005 Rev P00
 COP-CAP-00-G00-DSP-CE-1100-001 Rev P00
 COP-CAP-00-G00-DSP-DR-500-001 Rev P000
 CP-CAP-00-G00-DSP-CE-100-002 Rev P00
 CPH-CAP-EGN-00-DR-V-0002 Rev P01
 COP-CAP-00-G00-DAS-500-004 Rev P00
 COP-CAP-00-G00-DAS-DR-500-002 Rev P00
 COP-CAP-00-G00-DAS-DR-500-003 Rev P00
 COP-CAP-ZZ-G00-DSP-LA-940-001 Rev P1
 COP-CAP-ZZ-G00-DSP-LA-940-002 Rev P1
 COP-CAP-ZZ-G00-DVF-LA-940-004 Rev P1
 COP-CAP-00-G00-DSP-CE-100-003 Rev P00
 COP-CAP-00-G00-DSP-CE-100-002 Rev P00
 COP-CAP-XX-XX-DR-E-7050200 Rev 01
 COP-CAP-00-G00-DSP-CE-700-001 Rev P00
 COP-CAP-00-G00-DSP-CE-700-002 Rev P00
 COP-CAP-00-G00-DSP-CE-900-001 Rev P00
 COP-CAP-00-G00-DSP-CE-900-002 Rev P00
 COP-CAP-ZZ-G00-DSP-LA-940-005 Rev P1
 Sport and physical activity project resident engagement sessions March 2016
 Sport and physical activity project resident engagement July 2016
 Final Report Phase 4 of the SPA Consultation November 2015
 Barnet Copthall Ventilation Statement
 SPA Sites – Copthall Ground Conditions
 Visual Impact Assessment LVIA August 2016 Volume 1
 Volume of Visualisations, Plans and Appendices LVIA August 2016 Volume 2
 Arboricultural Method Statement September 2016
 Ecological Impact Assessment August 2016 including appendices
 Copthall Leisure Centre Transport Assessment September 2016 including appendices
 Energy & LZC Feasibility Study Rev 0 dated August 2016
 Air Quality Assessment July- October 2016
 Planning Statement September 2016
 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 (adopted September 2012) and Policy DM01 of

the Development Management Policies DPD (adopted September 2012).'

Page 88 Amend Wording of Condition 12 to read as follows:

'12. Travel Plan

Within 3 months of occupation a travel plan that meets the criteria of the current Transport for London travel plan guidance , currently 'Travel Planning for new development in London incorporating deliveries and servicing' and is ATTrBuTE compliant along with the mechanism to secure the relevant monitoring costs shall be submitted to and approved in writing by the Local Planning Authority. The document shall set out the transport policy to incorporate measures to reduce trips by the private car especially single occupancy and single passenger journeys and encourage non car modes such as walking, cycling and public transport and to reduce, consolidate or eliminate delivery trips. The Travel Plan should include the appointment of a Travel Plan Champion, SMART targets and a clear action plan for implementing the measures. The Travel Plan should be reviewed, updated and resubmitted in writing for approval in years 1, 3, and 5 in accordance with the targets set out in the Plan.

Reason: To encourage the use of sustainable forms of transport to the site in accordance with policies Core Strategy (adopted) 2012 CS9 and Development Management Policies (adopted) 2012 DM17.'

Pages 88-93: Errata

Renumber Conditions 10 -19 to read 13- 24

Page 93 add Conditions

25. Before the development hereby is occupied; details to show entering and egress arrangements and pedestrian walkways to be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in full in accordance with the approved details.

Reason: To ensure that the access is satisfactory in terms of highway safety and in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

26. Before the development hereby permitted is first brought into use the vehicular access shall allow for 2.4 metre by 2.4 metre pedestrian visibility splays to the left and to the right of the access from 2m setback from the back of footway and shall thereafter be maintained free of any visibility obstructions including Fencing of planting of shrubs to provide clear visibility between heights of 0.6 metre and 1 metre above the level of the adjoining highway.

Reason: In the interests of highway and pedestrian safety in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted)

September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

27. Prior to the commencement of the development hereby approved, details of any highways within each sub-phase to be stopped under Section 247 of the Town and Country Planning Act shall be submitted to and agreed with the Local Planning Authority.

Reason: To ensure that adequate public access is provided throughout the development.

28. (a) No development shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]:

(i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for playing field which identifies constraints which could affect playing field quality; and

(ii) Based on the results of the assessment to be carried out pursuant to (i) above, a detailed scheme which ensures that the playing field will be provided to an acceptable quality. The scheme shall include a written specification of soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

(b) The approved scheme shall commence immediately after the leisure centre hereby permitted is in use. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Development Plan Policy.

Informative: The applicant is advised that the scheme should comply with the relevant industry Technical Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to 'Natural Turf for Sport', (Sport England, 2011).

29. The contractors' compound and other associated structures shall be removed from the site and before first use of the leisure centre hereby permitted. Within three months of removal or in the first planting season following removal (whichever is sooner), the playing field land shall be reinstated to a playing field of a quality at least equivalent to the quality of the playing field immediately before the contractors' compound was erected.

Reason: To ensure the site is restored to a condition fit for purpose and to accord with Development Plan Policy.

30. Prior to the occupation of the development, certification demonstrating compliance with Secured by Design standards (or any superseding accreditation) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of community safety in accordance with London Plan Policy 7.3, London Borough of Barnet's Local Plan Policy CS12 of Core Strategy (September 2012) and Policy DM02 Development Management Policies (September 2012).

31. Prior to occupation of the development, details of a CCTV scheme to be installed in the development shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Metropolitan Police. The footage must be made available to police or suitable qualified. Details of the scheme shall include, but not be limited to, the following:

- All entry and exit points shall be covered enabling frontal identification of every person entering in any light condition.*
- Training provision to management and permanent staff on how to use the system.*
- System capability on downloading footage.*
- CCTV system footage retention details (minimum retention of 31 days)*

Reason: In the interest of community safety in accordance with London Plan Policy 7.3, London Borough of Barnet's Local Plan Policy CS12 of Core Strategy (September 2012) and Policy DM02 Development Management Policies (September 2012).

Page 93 add Informatives:

2. The applicant is advised that Page Street is a Traffic Sensitive Road; deliveries during the construction period should not take place between 8.00 am-9.30 am and 4.30 pm-6.30 pm Monday to Friday. Careful consideration must also be given to the optimum route(s) for construction traffic and the Development and Regulatory Services should be consulted in this respect.

3. The applicant advised that an application under the Highways Act (1980) will need to be submitted for any works proposed on public highway to facilitate the development. The works on public highway shall either be carried out under S184 or S278 of the Highways Act (1980). As part of the application, the applicant shall submit proposed design and construction details to Development Team for approval. The applicant is also advised that any consequential damage to public highway as a result of the development proposal shall be borne by the applicant.

4. The applicant is advised that photographic records should be kept of the public highway likely to be affected by the development proposal prior to commencement of any construction or demolition works on site.

To receive a copy of our Guidelines for Developers and an application form please contact: Traffic & Development Section – Development and Regulatory Services, London Borough of Barnet, Barnet House, 1255 High Road, Whetstone N20 0EJ

5. The applicant is advised that the development is located on or will have an impact on the Strategic Road Network (SRN)/Transport for London Road Network (TLRN).

The Traffic Management Act (2004) requires the Council to notify Transport for London (TfL) for implementation of construction works. The developer is expected to work with the Council to mitigate any adverse impact on public highway and would require TfL's approval before works can commence.

6. *It is recommended that a restoration scheme for playing field land is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled "Natural Turf for Sport" (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch team sports, for example the Football Association.*

Pages 119- 141

16/6153/FUL

Land North of Mill Hill Rugby Club Off Champions Way

Late Representations.

One letter of Objection received. Objections concern the address of the site which differ from those of the Land Registry preventing persons finding the application.

Considers that proposal should not be determined until other applications and plans on the wider Copthall site have been determined;

Proposal needs to consider proposal in context of other applications and proposals;

Considers that the application conflicts with the purpose of the Copthall Planning Brief and considers that it should not be located in this area. Considers that a resource centre should be located here as was shown on the original draft Copthall Planning Brief;

Considers that the planning supporting documents are inaccurate in their assumptions;

Building inappropriate in the green belt, is larger than existing facility and increase in staff from 21- 37 does not confirm with NPPF 89;

Application does not appreciate ecological value of site;

Objects to loss of trees, which will be replaced by hardstanding to detriment of natural habitat;

Highway safety issues if Hasmore School approved;

Site would be vulnerable to burglary and lighting will need to be restricted if Camden Sports proposals don't come forward;

Current site is accessible to the public, proposal will remove it;

Understood that Brownfield land

My understanding is that brownfield sites in Green Belt are exempt from development

No guarantee that there will be no vehicles left on the site overnight or that staff will not bring private vehicles onto the site. This impact has not been considered;

Doubt's cast on ecological mitigation measures, as documents advise that the roof will have Photovoltaic panels and/ or a green roof;

Considers proposal contrary to National and Local Policy in relation to Biodiversity.

Officer Comment: The address of the site is considered to correctly identify the site. There is no obligation for a site address to match a land registry entry and it is not

unusual for the address of a plot of land to be less precisely identified than a site with an actual address; The increase in staff numbers is acknowledged in the report and is not considered a material change, it is noted that the number of staff in the existing facility could be increased without the need for planning permission; The proposal conforms with the adopted Copthall Planning Brief; The application incorporates ecological protection and enhancement measures, and also proposes significant replacement planting which is considered satisfactory; The site is currently fenced off and not open to the public. The planning documents are clear that the roof over the proposed building will be partly covered by photovoltaics and partly by a Green roof; The proposal does not preclude or enable other applications in the vicinity such as Hasmore or the Saracens proposal and can be determined on its own merits; It is considered that the proposal accords with national, regional and local planning policy.

16/5151/FUL

101 Byng Road, Barnet EN5 4NS
Pages 143-161

Page 154: Add Paragraph under 5.1 Greater London Authority:

Further to the comments made in Section 5.1 of the Report, the GLA has advised that there are no further issues with respect to the district heating network. Further, the applicant has also agreed to meet the GLA's carbon reduction targets through future negotiation via conditions discharge. However, to date the GLA have not commented on the Green Belt Study provided to address concerns about visual impact. However, this application will be subject to a Stage 2 referral to the GLA where these outstanding matters will be considered further

16/6118/FUL

Victoria Recreation Ground, land west of Park Road EN4 9QL
Pages 3-26 Addendum

Page 3:

Add wording:

Recommendation 1

The application due to its location involving the loss of public open space must be referred to the Secretary of State. As such any resolution by the committee will be subject to no direction to call in the application being received from the Secretary of State.

Recommendation 2:

That subject to Recommendation 1, the Chief Planning Officer approve the planning application reference 16/6118/FUL under delegated powers and grant planning permission subject to the following conditions and any amendments to the wording,

additions or deletions of the conditions considered necessary by the Chief Planning Officer.

Remove wording:

RECOMMENDATION: Approve Subject to Conditions

Page 17:

Amend wording to state:

'Notwithstanding details submitted in the Flood Risk Assessment hereby approved, **no development shall commence** until evidence that demonstrates that the adjacent Critical Drainage Area is not adversely affected by the development ~~shall be~~ **is** submitted in writing and approved by the Local Planning Authority.

Reason: To protect the integrity of the surrounding drainage in accordance with Policy 5.12 Flood Risk Management of the London Plan and London Borough of Barnet Surface Water Management Plan (SWMP), 2011.

Page 20:

Amend wording of title of Condition 46 to state 'Electric Vehicle Charging Points' (and remove 'Demolition and Construction Management and Logistics Plan').

Page 21:

Amend wording to state:

51. PERS

~~Prior to occupation~~ **Prior to the commencement of development hereby approved**, the applicant is to submit and agree a methodology to the LPA and carry out a PERS (Pedestrian Environment Review System) Audit. Any subsequent works identified are to be funded by the applicant and implemented through agreement with the local highway authority.

Reason: In the interests of promoting walking and cycling as a mode of transport in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

Page 22:

Add the following conditions:

53. Secured by Design standards

Prior to the occupation of the development, certification demonstrating compliance with Secured by Design standards (or any superseding accreditation) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of community safety in accordance with London Plan Policy 7.3, London Borough of Barnet's Local Plan Policy CS12 of Core Strategy

(September 2012) and Policy DM02 Development Management Policies (September 2012).

54. CCTV

Prior to occupation of the development, details of a CCTV scheme to be installed in the development shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Metropolitan Police. The footage must be made available to police or suitable qualified. Details of the scheme shall include, but not be limited to, the following:

- All entry and exit points shall be covered enabling frontal identification of every person entering in any light condition.
- Training provision to management and permanent staff on how to use the system.
- System capability on downloading footage.
- CCTV system footage retention details (minimum retention of 31 days)

Reason: In the interest of community safety in accordance with London Plan Policy 7.3, London Borough of Barnet's Local Plan Policy CS12 of Core Strategy (September 2012) and Policy DM02 Development Management Policies (September 2012).

55. Bird nests

Vegetation clearance and tree removal should take place outside the bird breeding season, typically taken from March to August inclusive, to avoid risk of disturbing breeding birds. In accordance with the ES, any clearance of vegetation with the potential to support nesting birds during this period may only occur following a check by a qualified ecologist. If any active nests are found, works must cease, the area left in situ and an appropriate buffer zone established until such time as a qualified ecologist confirms that the nest is no longer in active use.

Reason: To avoid the potential for an offence under the Wildlife and Countryside Act 1981, as amended.

Page 23:

After Informative number 7 reorder Informative 1 to 8

After Informative number 7 delete Informative 2 (duplicated)

Page 24:

Reorder Informative 3 to 9

Page 25:

Reorder Informative 4 to 10

Reorder Informative 5 to 11

Page 26

Reorder Informative 6 to 12

Add Informative 13 as follows:

13) Applicant is also advised on the following general considerations in relation to Environmental Health:

Construction Management Plan – Where parts of the park are to be demolished/disassembled and re-built as part of the proposed plans, there is a possibility that Asbestos may be uncovered. Appropriate measures for dealing with this will need to be covered in the CM Plan. As with all construction projects dust will inevitably be produced on site. Deliveries should be arranged to minimise disruption to the area and should avoid being carried out during unsociable hours to avoid night time disturbance.

Fencing –It would be advisable to have some form of wooden fencing (approx. 2m high) where a neighbouring residents land directly adjoins the new facilities to reduce the noise. Alternatively, trees, bushes and opaque fencing may also serve this purpose. Fencing will help to reduce likelihood of any issues regarding overlooking (privacy) and the proposed development.

Windows – Ideally situated on the side façade of buildings that are not facing residential properties. This should be considered if there is not a road separating the two and they are very close together (approx. 20m). Where it is not technically practical have windows positioned on an alternative façade (not directly opposite residents) they should not open fully and should be designed with air/trickle vents to allow natural ventilation. If there is no direct line of sight from a proposed window to an existing residential window then there should be a reduced noise level from this – thus it should not be necessary to keep the windows closed.

Lighting – Security/flood lighting for outside space needs to be considered as a potential source of nuisance. Low intensity lighting to prevent the brilliance affecting neighbouring properties shall be secured. Alternatively, light shielding and directional fittings, reduced heights, low level beacons, combined with conditions on hours of use or pre-programmed timers may be necessary.

Kitchens – Need to be dealt with like commercial premises as they prepare and cook large volumes of food i.e. flues need to be considered for potential odour and noise issues.

Plant – Plant location should be considered to mitigate the effects of noise on residents.

Car Parking Areas – If this area is located closely to residential properties consideration it should be given to an appropriate fencing/barrier to prevent the noise impacts from these vehicles accessing and idling in the car park area.

Page 40

Below 'Parks and Green Spaces - Environment Commissioning Group' add 'LBB Arboriculturalist Consultant – No objections.'

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