

## **Decisions of the West Area Planning Sub-Committee**

5 December 2012

Members Present:-

Councillor Maureen Braun (Chairman)  
Councillor Eva Greenspan (Vice-Chairman)

Councillor Melvin Cohen  
Councillor Claire Farrier  
Councillor Sury Khatri  
Councillor John Marshall

Councillor Hugh Rayner  
Councillor Agnes Slocombe  
Councillor Gill Sargeant  
Councillor Lord Palmer (In place of Jack Cohen)

### **1. MINUTES**

That the decisions of the meeting held on 12 November 2012 be signed as an accurate record.

### **2. ABSENCE OF MEMBERS**

Apologies for absence had been received from the following:

- Councillor Jack Cohen who was substituted for by Councillor Lord Monroe Palmer; and
- Councillor Darrel

### **3. DECLARATION OF MEMBERS' PERSONAL AND PREJUDICIAL INTERESTS**

None

### **4. PUBLIC QUESTION TIME**

None

### **5. MEMBERS' ITEM**

None

### **6. APPLICATIONS FOR PLANNING PERMISSION AND CONSENT UNDER THE ADVERTISEMENTS REGULATIONS**

### **7. 7 ACCOMMODATION ROAD\_F03540**

The Sub-Committee noted the receipt of the additional information as set out in the tabled addendum.

The Sub-Committee, having heard from Dr Bernadette Loughnan and Mr David H Brown who spoke in objection to the application and a response from the applicant's representative:

**RESOLVED TO APPROVE** the application as set out in the Officer's report, subject to the conditions and informative as set out in the report and subject to the following:

That Condition 2 be amended as follows:

"The rooflights/windows on the rear elevation shall be fitted with obscured glass and fixed shut.

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

That the following additional informative be added:

"The applicant is advised that failure to fully implement the fenestration changes described in condition 2 within 6 months of this decision may result in formal enforcement action".

#### **8. 44 PURCELLS AVENUE\_H03172**

The Sub-Committee noted the receipt of the additional information as set out in the tabled addendum.

The Sub-Committee, having heard from Mr Kaye who spoke in objection to the application:

**RESOLVED TO APPROVE** the application as set out in the Officer's report, subject to the conditions and informative as set out in the report and the addendum to the report.

#### **9. 14 DOLLIS AVENUE \_ F02194**

The Sub-Committee noted the receipt of the additional information as set out in the tabled addendum.

The Sub-Committee, having heard from Mrs R E Davis and Professor R J Guiloff who spoke in objection to the application and a response from the applicant's representative:

**RESOLVED TO REFUSE** the application being a reversal of the Officers recommendation for the following reasons

- 1- The use of the site for the purposes of flats would result in the loss of a single family dwelling house, out of character with the prevailing local context and harmful to the character of Dollis Avenue contrary to policy DM01 of the Adopted Barnet Local Plan Development Management Policies DPD (2012).

- 2- The development would require a Unilateral Undertaking and no formal undertaking is given to the Council, as a result the proposed development would, by reason of the developer not meeting the identified additional education, health and library facilities, and the associated monitoring costs which would be incurred by the community as a result of the development; contrary to Policies CS10 and CS11 of the Local Plan Core Strategy (Adopted) 2012; and the adopted Supplementary Planning Documents "Contributions to Education", "Contributions to Health Facilities", "Contributions to Libraries" and "Planning Obligations".

That the following informative be added:

In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. To assist applicants in submitting development proposals, the Local Planning Authority has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered.

The applicant sought pre-application advice.

The application was considered to be acceptable by officers and was recommended for approval. However, the application was overturned by councillors at the Planning Committee meeting.

If the applicant wishes to submit a further application, the Council is willing to enter into discussions with the applicants/agent to assist in identifying possible solutions and in the preparation of any new planning application through the pre-application advice service.

**10. 33 NORRICE LEA\_F03038**

The Sub-Committee noted the receipt of the additional information as set out in the tabled addendum.

The Sub-Committee

**RESOLVED TO APPROVE** the application as per the Officer's report and subject to the conditions set out in the report and addendum.

**11. THE POST SHOP\_14 VIVIAN AVENUE\_H03469**

The Sub-Committee

**RESOLVED TO APPROVE** the application as per the Officer's report and subject to the conditions set out in the report.

**12. THE POST SHOP\_14 VIVIAN AVENUE\_H03475**

The Sub-Committee

**RESOLVED TO APPROVE** the application as per the Officer's report and subject to the conditions set out in the report.

**13. THE POST SHOP\_14 VIVIAN AVENUE\_H03658**

The Sub-Committee

**RESOLVED TO APPROVE** the application as per the Officer's report and subject to the conditions set out in the report.

**14. ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT**

None

The meeting finished at 8:45pm