

Decisions of the Finchley and Golders Green Area Planning Committee

29 April 2015

Members Present:-

Councillor Eva Greenspan (Chairman)
Councillor John Marshall (Vice-Chairman)

Councillor Jack Cohen
Councillor Arjun Mittra
Councillor Alan Schneiderman

Councillor Melvin Cohen
Councillor Jim Tierney

Also in attendance

Councillor Ross Houston
Lesley Feldman (Planning Team)
Elaine Bell (HB Public Law)
Salar Rida (Governance Service)

1. MINUTES OF LAST MEETING

RESOLVED that the Minutes of the previous meeting held on 1 April 2015 be approved as a correct record.

2. ABSENCE OF MEMBERS (IF ANY)

None.

3. DECLARATION OF MEMBERS' DISCLOSABLE PECUNIARY INTERESTS AND NON PECUNIARY INTERESTS (IF ANY)

Councillor John Marshall declared a non-pecuniary interest in relation to item 8 of the agenda, 15 Wentworth Close - 15/01085/HSE, by virtue of being familiar with one of the objecting speakers and noted that he will not be taking part in the debate and indicated that he would leave the room for the duration of the item.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. PUBLIC COMMENTS AND QUESTIONS (IF ANY)

None were received.

6. MEMBERS' ITEMS (IF ANY)

None.

7. 57A NETHER STREET LONDON N12 7NP - 15/01624/FUL

The Committee noted that this item was **withdrawn** from the agenda to allow officers to re-consult with neighbours on amended plans.

8. 15 WENTWORTH CLOSE LONDON N3 1YP - 15/01085/HSE

The Committee noted the presentation and the information as set out in the Officer's report. The Committee received an oral representation from two speakers and Ward Councillor Ross Houston who spoke in objection to the application and a response from the applicant.

Votes were recorded as follows:

For	0
Against	5
Abstentions	1

RESOLVED to REFUSE the application (being a reversal of Officer's recommendations) for the following reasons:

REASON FOR REFUSAL:

The cumulative impact of the extensions, by reason of their size, siting, bulk and design, would be an overdevelopment of the site, would be detrimental to the appearance of the property, streetscene and wider locality and would adversely impact the visual and residential amenities of neighbouring occupiers, by reason of overbearing impact and loss of light and outlook. The development would therefore be contrary to policies CS1 and CS5 of the Barnet Adopted Core Strategy 2012, policy DM01 of the Adopted Development Management Policies DPD 2012 and the Adopted Residential Design Guidance SPD 2013.

9. 31 STANHOPE ROAD, LONDON, N12 9DX - F/05737/14

The Planning Officer introduced the item and the Committee noted the Officer's report and the information as set out in the addendum to the report. The Committee also noted the amended recommendation:

Recommendation 1:

That the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes seeking to secure the following:

1. Paying the Council's legal and professional costs of preparing the Agreement and any other enabling agreements;
2. All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority;
3. An obligation to ensure that work does not commence on building the extension the subject of this planning application until such time as the provision of alternative playground apace has been secured;

4. Preparation of a School Travel Plan and payment of a contribution of £5000 towards monitoring of that Travel Plan.

Recommendation 2:

That upon completion of the agreement the Assistant Director Development Management and Building Control approve the application reference F/05737/14 under delegated powers subject to the conditions set out in the agenda.

Votes were recorded as follows:

For	3
Against	0
Abstentions	4

RESOLVED to APPROVE the application as per the officer's recommendation, subject to the amendments set out in the addendum, the amended recommendation 1 tabled at the meeting and the following amended/ additional conditions and informative in recommendation 2.

Amended condition 7:

7a) Notwithstanding the details shown on the plans submitted and otherwise hereby approved, the development shall not commence, including the demolition of the Network building, until details of all acoustic walls, fencing and other acoustic barriers to be erected on the site have been submitted to the Local Planning Authority and approved in writing. Acoustic fencing shall be erected parallel to the boundaries with the Castle Road car park, 39 Stanhope Road and 29 Castle Road and the submitted plans shall show an access point through the fence for maintenance purposes.

b) The details approved by this condition shall be implemented in their entirety prior to the commencement of the development (including demolition of the Network building) and retained as such thereafter.

New condition 8:

Submission of Construction management Plan in relation to removal of asbestos.

a) No development or site works shall take place on site until a 'Demolition & Construction Method Statement' has been submitted to and approved in writing by, the Local Planning Authority.

The Statement shall provide for: access to the site; the parking of vehicles for site operatives and visitors; hours of construction, including deliveries, loading and unloading of plant and materials; the storage of plant and materials used in the construction of the development; the erection of any means of temporary enclosure or security hoarding and measures to prevent mud and debris being carried on to the public highway and ways to minimise pollution; the safe removal of asbestos.

b) The development shall thereafter be implemented in accordance with the measures detailed within the statement.

Reason: In the interests of highway safety and good air quality in accordance with Policies DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policy 5.21 of the London Plan (2015).

New condition 9:

Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no buildings or structures shall be erected in the new playground (on the site of the current network building).

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

Additional Informative 3:

The school are requested to consult with the adjoining residents when designing the landscaping scheme in respect of the acoustic fence.

Immediately following the decision, three members of the Committee supported a referral of the decision to the Planning Committee, noting that there was a significant interest in the application which warranted attention from the Planning Committee.

10. CORNELIUS COURT TORRINGTON PARK LONDON N12 9TE - 14/07380/FUL

The Planning Officer introduced the item and the Committee noted the information as set out in the Officer's report and the addendum to the report.

Votes were recorded as follows:

For	4
Against	1
Abstentions	2

RESOLVED to APPROVE the application subject to the conditions set out in the Officer's report.

11. ANY ITEM(S) THE CHAIRMAN DECIDES ARE URGENT

The meeting finished at 8.20 pm