

Decisions of the Chipping Barnet Area Planning Committee

27 July 2015

Members Present:-

Councillor Wendy Prentice (Chairman)
Councillor Stephen Sowerby (Vice-Chairman)

Councillor Alison Cornelius Councillor Tim Roberts
Councillor Kathy Levine Councillor Laurie Williams
Councillor Barry Rawlings

1. MINUTES OF LAST MEETING

RESOLVED that the minutes of the meeting held on 16 June 2015 be agreed 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 Stephen Sowerby declared a non-pecuniary interest in agenda item 11, namely the former Whetstone Police station, 1170 High Road, London N20 0LW (application reference 15/01113/FUL) as he had worked at the development site when it was a police station. In addition, he had met the applicant (head teacher of the Alma Primary School) through his work as a councillor in the borough. Councillor Sowerby's declarations did not prevent him from participating in determination of the planning application.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None

5. PUBLIC QUESTIONS AND COMMENTS (IF ANY)

None

6. MEMBERS' ITEMS (IF ANY)

None

VARIATION TO THE ORDER OF BUSINESS

The chairman varied the order of business to consider agenda items in the following order:

(7) 36 Summit Way, London N14 7NL

(10) 1060A to 1072 ~High Road, Whetstone, London N20 0QP

- (11) Former Whetstone Police Station, 1170 High Road, London N20 0LW
- (9) 4 Victoria Road, Barnet EN4 9PF
- (8) Checknet and Durkan House, 153-155 East Barnet Road, Barnet EN4 8QZ

7. 36 SUMMIT WAY, LONDON N14 7NL

The planning officer outlined the report.

At the invitation of the chairman, Mrs Lucas addressed the committee in objection to the planning application.

The committee asked questions of the planning officer.

Following debate, the committee:

RESOLVED TO APPROVE the application as per the officer's report, subject to the conditions and informative set out in the report.

Votes were recorded as follows:

In favour: 7
Against: 0
Abstention: 0

8. CHECKNET AND DURKAN HOUSE, 153-155 EAST BARNET ROAD, BARNET EN4 8QZ

The planning officer outlined the report and amended condition 3 to read:

- a) No development other than demolition works shall take place until details of the materials to be used for the external surfaces of the building(s) together with the details of fixing and hard surfaced areas hereby approved have been submitted to and approved in writing by the Local Planning Authority.
- b) The development shall thereafter be implemented in accordance with the materials as approved under this condition.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan 2011.

Following debate, the committee:

RESOLVED TO APPROVE the application as per the officer's report, subject to the conditions (as amended) and informative set out in the report.

Votes were recorded as follows:

In favour: 7
Against: 0
Abstention: 0

9. 4 VICTORIA ROAD, BARNET EN4 9PF

The planning officer outlined the report.

The committee noted that the comments of an objector, Mr Damian Fentham-Fletcher, had been circulated owing to his inability to attend as a registered speaker.

The committee asked questions of the planning officer.

Following debate the committee:

RESOLVED TO APPROVE the application as per the officer's report, subject to the conditions and informative set out in the report.

Votes were recorded as follows:

In favour: 7
Against: 0
Abstention: 0

10. 1060A TO 1072 HIGH ROAD, WHETSTONE, LONDON N20 0QP

The planning officer outlined the report.

The committee noted that the comments of an objector, Mr Robert Newton, had been circulated owing to his inability to attend as a registered speaker.

At the invitation of the chairman, Mr Peter Pickering and Mr Jacques Astruc addressed the committee, in objection to the planning application.

The committee asked questions of the objectors.

At the invitation of the chairman, Mr Jon Murch of Stadium Capital Holdings, addressed the committee on behalf of the applicant.

The committee asked questions of the applicant's representative.

Following debate the committee:

RESOLVED TO APPROVE the application as per the officer's report, subject to the conditions and informative set out in the report.

Votes were recorded as follows:

In favour: 6
Against: 0
Abstention: 1

11. FORMER WHETSTONE POLICE STATION, 1170 HIGH ROAD, LONDON N20 0LW

The planning officer outlined the report and the addendum report.

The committee noted the receipt of additional information in the addendum, namely the proposed amendments to the officer recommendation and conditions.

The planning officer recommended additional conditions:

- a) The proposed extension is required to meet the BREEAM very good; level 3.
- b) Before the development is first occupied the developer shall submit certification of the selected generic environmental standard.

Reason: To ensure that the development is sustainable and complies with Strategic and Local Policies in accordance with Policy DM02 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policies 5.2 and 5.3 of the London Plan (2011).

The planning officer amended the wording of recommendation 3 to:

Recommendation 3:

That if the legal agreement identified in Recommendation 1 above has not been completed (or an appropriate unilateral undertaking to secure the same has not been submitted) by the 11 September 2015, the Assistant Director of Development Management and Building Control REFUSE the application under delegated powers for the following reasons, unless the Assistant Director of Development Management and Building Control has previously agreed an extension to this time period in writing:

1. The proposed development does not include a formal undertaking to meet requirements of a Full School Travel Plan, monitoring thereof and a financial contribution for a pedestrian crossing. The proposal would therefore not address the impacts of the development, contrary to policy DM17 of the Barnet Development Management Policies (2012) and Policy CS15 of the Local Plan Core Strategy (adopted September 2012), and the Planning Obligations SPD (adopted April 2013).

The committee asked questions of the planning officer.

Following debate, the committee:

RESOLVED TO APPROVE the application as per the officer's report, subject to the conditions (as amended) and informative set out in the report.

Votes were recorded as follows:

In favour: 7
Against: 0
Abstention: 0

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

None

The meeting finished at 8.04 pm