

Decisions of the Chipping Barnet Area Planning Committee

13 October 2016

Members Present:-

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

Councillor Alison Cornelius
Councillor Kathy Levine
Councillor Tim Roberts

Councillor Laurie Williams
Councillor Reema Patel

1. MINUTES

The minutes of the meeting held on 20 September were signed as an accurate record.

2. ABSENCE OF MEMBERS (IF ANY)

None.

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

None.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. 8 POYNINGS WAY AND LAND ADJ 8 POYNINGS WAY LONDON N12 7LP (TOTTERIDGE WARD)

The Committee noted the addendum to the Officer's report which was circulated.

Having considered the report and the oral representations from Mrs Pinnes, Mrs Evans and Ward Member Councillor Richard Cornelius who spoke in objection, and a response from the applicant's agent the committee resolved to:

REFUSED the application which overturned the officer's recommendation for the following reasons as proposed by Councillor Steven Sowerby and which were agreed by all Members that voted in this way.

1) The proposed development, by reason of its size, siting, plot coverage and front forecourt arrangement would appear as a cramped and incongruous overdevelopment of the application site which would be detrimental to local character and not respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets. The proposal would be detrimental to the character and appearance of the street scene and the wider locality, contrary to Policies CS NPPF, CS1 and CS5 of the Local Plan Core Strategy (adopted September 2012), and Policy DM01 of the Development Management Policies DPD (adopted September 2012), and policy 3.5 of the Mayors London Plan (MALP) 2016.

2) The proposed development, by reason of its layout and the insufficient turning and manoeuvring space would result in conflicts between vehicles in the development and those using Poynings Way, to the detriment of highway and pedestrian safety, contrary to Policies CS NPPF, CS1 and CS9 of the Local Plan Core Strategy (adopted September 2012), and Policy DM01 and DM07 of the Development Management Policies DPD (adopted September 2012).

3) The proposed new dwelling, by reason of its size, siting and proximity to No 6 Poynings Way would appear as a dominant, overbearing and visually intrusive addition when viewed from No. 6 Poynings Way, to the detriment of the amenities of the occupants of this neighbouring property. The proposal would be contrary to Policies CS NPPF, CS1 and CS5 of the Local Plan Core Strategy (adopted September 2012), and Policy DM01 of the Development Management Policies DPD (adopted September 2012).

INFORMATIVES

- One confirming the drawings subject of the refusal
- One encouraging the applicant to engage with the LPA prior to the submission of any future applications

The vote was recorded as follows:

For approval – 1
Refusal - 6

6. 21 HARMSWORTH WAY LONDON N20 8JT (TOTTERIDGE)

Having considered the report the Committee unanimously:

Approved the application subject to the conditions in the report and the addendum to the Officer's report which was circulated.

7. 117 PARK ROAD, BARNET (EAST BARNET)

Having considered the report the Committee:

Resolved to authorise confirmation of Tree Preservation Order without modification

8. 122 WOODVILLE ROAD BARNET EN5 5NS (HIGH BARNET)

The Committee noted the addendum to the officer's report which was circulated.

Having considered the report and the oral representations from Mrs Helen Hawthorn who spoke in objection to the report and a response from the applicant the committee resolved to:

Approve the application subject to conditions, the and with the additional condition which the Planning Officer noted prior to the vote.

The vote was recorded as follows:

Vote – 6 approved
0 against
1 abstained

Additional condition:

a) No development other than demolition work shall take place unless and until a Drainage Strategy detailing all drainage works to be carried out in respect of the development hereby approved and all Sustainable Urban Drainage System features to be included in the scheme has been submitted to and approved in writing by the Local Planning Authority.

b) The development hereby approved shall not be first occupied or brought into use until the drainage works and Sustainable Urban Drainage System features approved under this condition have been implemented in their entirety.

Reason: To ensure that the development provides appropriate drainage infrastructure and to comply with Policy CS13 of the Local Plan Core Strategy (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policies 5.13 and 5.14 of the London Plan 2015.

9. FAIRLIGHT COTTAGE, 7 HORSESHOE LANE, LONDON, N20 8NJ (TOTTERIDGE WARD)

Prior to the consideration of the Item the Chairman noted that this item be deferred which the Committee agreed as it was considered necessary for this application to be dealt with alongside Condition 6, at the same time. Therefore the Committee noted that this application be reported to a future meeting.

10. LAND TO THE REAR OF WEST WALK BARNET EN4 8NU (BRUNSWICK PARK)

The Committee noted the addendum to the officer's report which was circulated.

Having considered the report and the oral representations Ward Member Councillor ward member Lisa Rutte who spoke in objection and a response from the applicant's agent resolved to:

Approved the application subject to conditions, the informatives and the addendum to the report as circulated

Having been put to the vote the Committee:

Vote – 4 approved
2 against
1 abstained

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

None.

The meeting finished at 9:45pm