

**MEETING**

**PLANNING COMMITTEE**

**DATE AND TIME**

**MONDAY 7TH NOVEMBER, 2016**

**AT 7.00 PM**

**VENUE**

**HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BQ**

**TO: MEMBERS OF PLANNING COMMITTEE (Quorum 3)**

**Chairman:** Councillor Melvin Cohen LLB

**Vice Chairman:** Councillor Wendy Prentice

Maureen Braun  
Claire Farrier  
Mark Shooter

Eva Greenspan  
Tim Roberts  
Laurie Williams

Agnes Slocombe  
Stephen Sowerby  
Jim Tierney

**Substitute Members**

Anne Hutton  
Reema Patel

Dr Devra Kay  
Gabriel Rozenberg

Sury Khatri  
Hugh Rayner

**You are requested to attend the above meeting for which an agenda is attached.**

**Andrew Charlwood – Head of Governance**

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**ASSURANCE GROUP**

**ORDER OF BUSINESS**

Item No	Title of Report	Pages
1.	Minutes of the last meeting	3 - 6
2.	Absence of Members	
3.	Declarations of Members' disclosable pecuniary interests and non-pecuniary interests	
4.	Report of the Monitoring Officer (if any)	
	<p><b>Strategic Planning Pre-Application Process</b> (Non-Decision Making):</p> <ul style="list-style-type: none"> <li>• Officers Introduce Proposals – 5 mins</li> <li>• Presentation by Developer (including draft scheme and community engagement conducted) – 20 mins</li> <li>• Members Questions and Discussion – 10 mins</li> <li>• Officers Comments (if necessary) – 5 mins</li> <li>• Members Comments – 5 mins</li> <li>• Summary of Issues by Chairman and Chief Officer – 5 mins</li> </ul>	
5.	Pre-application Submission for Committee Assessment - Allianz Park, Greenlands Lane, London, NW4 1RL	7 - 14
6.	Pre-application Submission for Committee Assessment - European Design Centre, Edgware Road, Colindale, NW9 5AE	15 - 18
7.	Any item(s) that the Chairman decides are urgent	

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## Decisions of the Planning Committee

19 October 2016

Members Present:-

AGENDA ITEM 1

Councillor Melvin Cohen (Chairman)  
Councillor Wendy Prentice (Vice-Chairman)

Councillor Maureen Braun  
Councillor Claire Farrier  
Councillor Tim Roberts

Councillor Laurie Williams  
Councillor Jim Tierney

### 1. MINUTES OF THE LAST MEETING

It was **RESOLVED** that the minutes of the meeting held on 8 September were agreed as a correct record.

### 2. ABSENCE OF MEMBERS

Apologies for absence had been received from Councillor Mark Shooter who had been substituted for by Councillor Sury Khatri.

Apologies for absence had been received from Councillor Stephen Sowerby who had been substituted for by Councillor Hugh Rayner.

Apologies for absence had been received from Councillor Agnes Slocombe who had been substituted for by Councillor Anne Hutton.

Apologies for absence had been received from Councillor Eva Greenspan.

### 3. DECLARATIONS OF MEMBERS' DISCLOSABLE PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS

None.

### 4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

### 5. ADDENDUM (IF APPLICABLE)

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

### 6. GARAGES AT BASING WAY LAND BETWEEN 98-108 AND 182-192 BASING WAY LONDON N3 3BP (FINCHLEY CHURCH END WARD)

The Committee noted the addendum to the report which was circulated.

Having considered the report and the oral representation from the applicant's agent the Planning Committee unanimously resolved to:

Approved the application subject conditions, informatives and the addendum to the

Officers report.

**7. ELMSHURST CRESCENT GARAGES LAND ADJACENT TO 90-100 ELMSHURST CRESCENT AND 35 PULHAM AVENUE LONDON N2 0LR (EAST FINCHLEY WARD)**

The Committee noted the addendum to the report which was circulated.

Having considered the report and the oral representation from the applicant's agent the Planning Committee unanimously resolved to:

Approve the application subject conditions, informatives and the addendum to the Officers report.

**8. LAND ADJACENT TO 106 -128 MOUNT PLEASANT AND 27-37 LANGFORD ROAD BARNET EN4 9HG (EAST BARNET WARD)**

The Planning Committee considered the report and the oral representations from Mrs Maeve Stormer who spoke in objection to the report and a response from the applicant's agent.

During the consideration of the item the Committee requested that if the item be approved, details of the siting and layout of the proposed car parking layout be brought back to the Planning Committee in order for Members to consider the parking layout. This was proposed by Councillor Jim Tierney and seconded by the Chairman, Councillor Melvin Cohen.

Having been put to the vote the Committee:

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

The Planning Committee agreed the application unanimously subject to the application to discharge the condition relating to the car parking siting and layout being presented to the Committee at a future meeting in order to outline the parking layout in detail.

**9. LAND AT 1-7 MOXON STREET AND AT 44 TAPSTER STREET INCLUDING LAND TO THE REAR OF 1-11 MOXON STREET AND OPPOSITE THE OLD PRINTWORKS BARNET EN5 5TY (HIGH BARNET WARD)**

The Committee noted the addendum to the report which was circulated.

Having considered the report and the oral representations from Mr Gordon Massey and Mr Graham Smith who spoke in objection to the report and a response from the applicant's agent resolved to:

Approved the application subject conditions, informatives and the addendum to the Officers report.

The vote was recorded as follows:

Vote

For – 6  
Against – 2  
Abstain – 2

**10. GARAGES OFF LINDEN ROAD AND PINE ROAD LONDON N11 1ER (BRUNSWICK PARK WARD)**

The Committee noted the addendum to the report which was circulated.

During the consideration of the application Members raised concerns in respect to the distance between the houses and the general layout.

Having considered the report and the oral representations from Mr Martin, Mr Clive Rosen, Ward Member Councillor Lisa Rutter and Ward Member Councillor Kathy Lavine who spoke in objection to the report and a response from the applicant's agent resolved to:

Defer the application in order for further conversations to take place between Officers of the Council and the applicant.

**11. WEST FARM PLACE GARAGES LAND REAR OF WESTPOLE COURT AND 18-20 LANGFORD ROAD BARNET EN4 9TY (EAST BARNET WARD)**

The Committee noted the addendum to the report which was circulated.

Having considered the report and the oral representation from Mr Kerry Rochester and the applicant's agent unanimously resolved to:

Approve the application subject conditions, informatives and the addendum to the Officers report.

**12. COLINDALE GARDENS (FORMERLY PEEL CENTRE), AERODROME ROAD, NW9 5JE (COLINDALE WARD)**

The Committee noted the addendum to the report which was circulated.

Having considered the report the Planning Committee unanimously resolved to:

Approve the application subject conditions, informatives and the addendum to the Officers report.

**13. PHASE 6 MILLBROOK PARK (FORMER INGLIS BARRACKS) LONDON, NW7 1PX (MILL HILL WARD)**

The Committee noted the addendum to the report which was circulated.

Having considered the report and the oral representation from the applicant's agent the Planning Committee unanimously resolved to:

Approve the application subject conditions, informatives and the addendum to the Officers report.

**14. SWEETS WAY, LONDON, N20 (TOTTERIDGE WARD)**

The Committee noted the addendum to the report which was circulated.

Having considered the report and the oral representation from the applicant's agent the Planning Committee unanimously resolved to:

Approve the application subject conditions, informatives and the addendum to the Officers report.

**15. ANY ITEM(S) THAT THE CHAIRMAN DECIDES ARE URGENT**

There were no urgent items.

The meeting finished at 9.42 pm

**LOCATION:** Alliance Park, Greenlands Lane, London, NW4 1RL

**REFERENCE:** 16/8568/ENQ

**Received:** 25 October 2016

AGENDA ITEM 5

**Accepted:** 26 October 2016

**WARD(S):** Mill Hill

**APPLICANT:** Saracens Copthall Ltd.

**PROPOSAL:** Extension and development of the existing Community Stadium at Allianz Park and the rationalisation of certain elements of the existing consent for the site.

## 1. DETAILS OF THE DEVELOPMENT

It is proposed to demolish the existing West Stand and replace with a new permanent spectator stand comparable in scale and appearance to the existing East Stand. The new stand will increase permanent spectator capacity of the Stadium from 10,000 to no more than 10,500.

As well as providing spectator seating, the new west stand will also include ancillary hospitality areas and space for the Saracens Sports Foundation. These will allow the Foundation to develop new community services initiatives.

The new West Stand will also incorporate new education accommodation, in the form of a purpose-built practice simulation suite, for Middlesex University. This would allow Middlesex University to expand training for undergraduate and post-graduate nursing students and researchers.

As well as redevelopment of the West Stand, the application will also seek a new consent to retain the existing East Stand and the demountable stands to north and south of the pitch. A new legal agreement linked to any new permission would carry forward the provisions of the existing consent at Allianz Park but allow the update and rationalisation of the existing stadium management plans to reflect the proposed scheme.

The extended Allianz Park would continue to operate in one of its three consented 'modes' - namely:

1. During the summer (May to August) for community sport, athletics and higher education
2. On non-matchdays during the rugby season (September – May) it will be used for community sport, athletics training, rugby (including occasional team training), and higher education and
3. On matchdays during the rugby season for Saracens home fixtures

The proposals also seek to amend the existing vehicular means of access to the West Stand from Greenlands Lane and, in doing so, create new landscaped areas

and space for informal leisure and recreation on the land in front of the new stand and improve emergency vehicle access to the facility.

The application will also seek consent for the resurfacing of the existing permeable area of matchday parking to the rear of Copthall Cottages that has experienced serious drainage problems since it was originally resurfaced. It is proposed that this area be resurfaced to match the existing south car park, in order to improve both its usability and visual appearance. The car park will continue to be used by media vehicles and spectator coaches during major events, and by Middlesex University staff at other times.

In order to better accommodate existing non-matchday use of the Stadium (including the use of the East Stand for conferencing and banqueting events), and following discussions with the Council, the application will also seek consent for the existing car parking area to the south of stadium to be used for parking during all operational modes not just on matchdays.

The application also proposes minor ancillary development – including the means of enclosure of the Stadium (including an application for retrospective consent for the existing entrances located to the south of existing Stadium); a minor extension to the existing reception area of the East Stand; and consent for the erection of ancillary accommodation for the storage of athletics and matchday equipment which is currently lacking onsite and much needed by all users particularly the athletic clubs.

Finally, the application will also seek consent for a one-off annual increase in Stadium capacity to allow Saracens to host a home quarter final fixtures in European Cup competitions. This will be achieved by providing extended demountable spectator stands to the north and south of the existing pitch to allow Allianz Park to accommodate up to 15,000 spectators.

## **2. BACKGROUND**

The proposed development is being reported to Planning Pre-application Committee to enable Members to view it at an early stage. Any comments made are of a provisional nature only and will not prejudice the final outcome of any planning application submitted for formal determination.

## **3. PLANNING HISTORY**

<b>Application Reference:</b>	H/00928/11
<b>Case Officer:</b>	Kevin Waters
<b>Proposal:</b>	The erection of a community sports stadium (under Class D2) of the Town & Country Planning (Use Classes) Order 1987 (as amended) comprising: i.) the demolition of the existing east spectator terrace and “jumps area” and erection of



new permanent spectator stand for up to 2,856, spectators (comprising 7,248 sq metres of new floor space) incorporating hospitality areas, restaurants and bar (1,470 sq metres - under Use Class A3 and A4); ancillary offices and supporters' shop; indoor athletics training facility (1,536 sq metres); and surrounding pedestrian concourse and permeable surface piazza; and comprising ground source heat pump system, green roof and green walls, solar panels as well as bat and bird boxes;

ii.) minor external alterations to existing spectator west stand and refurbishment of existing viewing area to provide seating for 600 spectators and 30 media personnel together with internal refurbishment to provide new changing facilities and accommodation for officials, medical staff, media and athletics club;

iii.) the erection of four new demountable spectator stands to accommodate up to 5,988 spectators on match days between September and May, outside these months the stands will be removed;

iv.) temporary pitchside standing spectator areas in front of proposed East Stand for a further 600 spectators and hoardings for the 16 match days (all of which are to be removed from the athletics track outside match days);

v.) the excavation and re-surfacing of the existing football pitch and the laying out of a new artificial playing surface for rugby and community sport;

vi.) removal of existing stadium floodlighting and installation of new more sustainable floodlighting for the pitch and relocated athletics facilities;

vii.) removal of 12,061 sq metres of existing hardstanding (used as an overspill parking area) to south east of existing stadium and laying out of new "green" permeable surface area for parking up to 568 vehicles on match days and for other major events at the stadium and for use as informal sporting and recreation activities on non-major event days;

viii.) the creation of a new "green" surface on the existing disused all-weather pitch to the rear of Copthall Cottages to create an area for

	<p>informal sporting and leisure activities on all days except major event days. On major event days, the area will be used for coach and media vehicle parking subject to its being fully protected on such occasions by covering in accordance with detailed arrangements to be approved by the Local Planning Authority;.</p> <p>ix.) remodelling of the field events areas on land to the east of the proposed new East stand;</p> <p>x.) diversion of existing culvert and construction of new swale area and reed bed and the reforming of existing ground on the eastern boundary of the site in order to accommodate spoil arising from the works on the proposed East stand;</p> <p>xi.) retention and reinforcement of existing landscaping (including existing hedgerows) and provision of additional planting along the eastern and southern boundaries; and</p> <p>xii.) erection of new 20m high replacement mesh fence on boundary with existing "Metrogolf" driving range.</p>
<b>Stat Start Date</b>	18/03/2011
<b>Application Type</b>	Full Application
<b>Decision</b>	Granted following Completion of S106
<b>Decision Date</b>	30/03/2012

#### 4. SITE DESCRIPTION

The proposed application site comprises the existing Stadium at Allianz Park. It includes the existing East and West Stands, the permanent parking area to the immediate south of the Stadium, together with matchday parking areas to the south and north west of the Stadium, as well as the area of landscaping in front of the existing West Stand.

The boundary of the proposed application site is identical to that of the existing planning consent for Allianz Park (Ref: H/00928/11). The original planning application for the redevelopment of what was then known as Cophall Stadium was, itself, the subject of comprehensive EIA before being approved by the Council

in March 2012.

The application site has a total area of 10.76 hectares and forms part of the wider Barnet Copthall Sports Complex - an extensive area of open space used for organised sport and recreation as well as more casual recreational use. This wider area is bounded by the A1 Great North Way to the south, Holders Hill Road to the East, Devonshire Road, Oakhampton Road and Ashley Road to the North East, Pursley Road to the North and Page Street to the West.

As well as the application site, the wider Barnet Copthall Sports complex includes the Copthall Leisure Centre (including swimming pool, gym and fitness centre) and the Metro Golf Driving Range (including ancillary American Golf retail outlet and cafe) to the north as well as various sports pitches used for both football and cricket. To the east of Allianz Park is Hendon Golf Club and, beyond that, the Hendon Crematorium and Cemetery. To the north of the existing Copthall Leisure Centre is the Powerleague 5-a-side all-weather football pitches as well as the Chase Lodge Playing Fields.

The application site and, indeed, the whole Barnet Copthall Leisure complex is designated Metropolitan Green Belt.

## **5. KEY MATERIAL CONSIDERATIONS**

### **Land Use**

The principle of the use of the site as a sporting facility for Saracens Rugby Club has already been established under the planning permission granted under Planning Application Reference H/00928/11. However Members can consider the intensification of the use including the ancilliary uses connected with the enlarged stadium including the use by Middlesex University.

### **Green Belt**

The application site and, indeed, the whole Barnet Copthall Leisure complex is designated Metropolitan Green Belt within which National, Strategic and Local Planning policies place strict restrictions on the development of land.

Relevant policies are set out in the National Planning Policy Framework (NPPF), London Plan Policy 7.16 as well as Local Plan Policies CS7 of the Core Strategy and DM15 of the Development Management Plan.

The provision of appropriate facilities for outdoor sport and recreation is considered under the above policies to represent an appropriate form of development providing that the resultant form of development preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. Due to the scale of the development proposed it is also necessary for the applicant to provide evidence of 'very special circumstances' which will need to outweigh any harm to the Green Belt as a result of the development.

### **Design and Appearance**

The applicant has provided illustrative elevations and floor plans of the proposed West Stand and surrounding Area. Members will need to consider this in the context of the Green Belt constraints outlined above and its relationship to surrounding development including the existing stadium. In this regard the applicant has advised that a new Landscape and Visual Impact Assessment will be submitted in support of any future application for planning permission.

### **Transport and Access**

The applicant has advised that a full Transport Assessment will be submitted with the application including an updated Travel Plan. The traffic analysis and modelling contained within the TA will consider the impact of the project on the local highway network and to identify whether any mitigation will be required taking into account the following factors:

- Any additional permanent impact that vehicle movements to/from the Stadium may have on the local and wider road networks in all its operational 'modes';
- The level of permanent car parking proposed on the site and its use in the various operational modes;
- Implications for the public transport network of the proposed development during each of its all operational modes but particularly on matchdays and during those temporary periods times when the capacity of the Stadium is increased;
- Site access for pedestrians and cyclists to the proposed development in all its operational modes but particularly on matchdays and and/or during those temporary periods times when the capacity of the Stadium is increased; and
- The temporary impact of traffic generated during the demolition and construction phase (Heavy Goods Vehicles (HGVs), construction staff traffic movements, etc.), on-site car parking provision during demolition and construction.

### **Other Matters**

Other Matters which will need to be considered as part of the consideration of any future applicant would include, an assessment of the following issues which have been identified in the scoping report submitted by the applicant. These include: Ecology, Biodiversity and Arboriculture, Archaeology and Cultural Heritage, Water Resources and Flood Risk, Air Quality, Ground Conditions and Contamination, Climate Change Adaption and Mitigation, Sustainability and Energy, Lighting, noise, other neighbouring amenity considerations and socio economic implications.

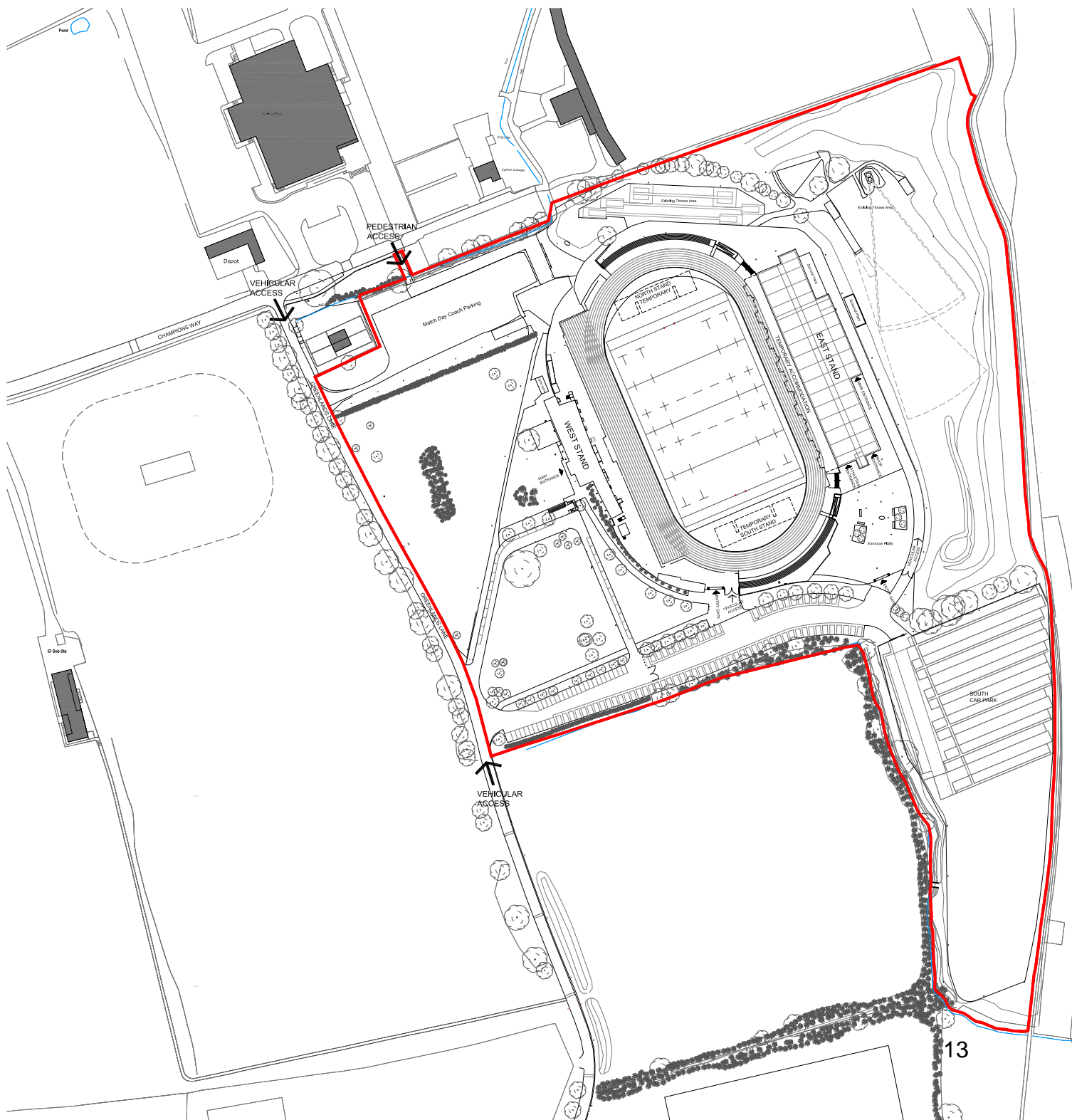
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PRELIMINARY	<input checked="" type="checkbox"/>	TENDER	<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>
DRAWN	MQ	DATE	JULY 2016		
CHECKED BY	MQ	DATE	JULY 2016		
APPROVED BY	MJG	DATE	JULY 2016		

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REVISIONS

Rev	Date	Description	Drawn	Checked	Approved
-	18.07.16	First Issue	MQ	MQ	MJG
P1	28.07.16	Car Park details added	MQ	MQ	MJG



**Preliminary**

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PROJECT TITLE  
**SARACENS RFC, ALLIANZ PARK  
 PROPOSED NEW WEST STAND**

DRAWING TITLE  
**EXISTING SITE PLAN**



SCALE  
**1:1000 (A1)**

PROJECT NO.	DRAWING NO.	REV
7347	002	P1

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**LOCATION:** European Design Centre, Edgware Road, Colindale, NW9 5AE  
AGENDA ITEM 6

**REFERENCE:** **Received:**

**Accepted:**

**WARD(S):** Colindale

**APPLICANT:** MDR Associates

**PROPOSAL:** Demolish existing two storey commercial building and replace with residential development, ranging in height from 2 to 12 storeys.

### **1. DETAILS OF THE DEVELOPMENT**

It is proposed to demolish an existing two storey commercial building, currently used for banqueting purposes, and replace with a residential development, ranging in height from 2 to 12 storeys. The scheme will provide up to 500 residential units and the buildings will be arranged in horseshoe formation around a central communal garden. The new buildings adjoining the existing two storey housing on The Greenway will be two storeys high, with the 12 storey element fronting onto Edgware Road (and the Imperial House development currently under construction).

Vehicular access will be directly onto Edgware Road. 72 car parking spaces are to be provided at lower and upper ground level.

### **2. BACKGROUND**

The proposed development is being reported to Planning Pre-application Committee to enable Members to view it at an early stage. Any comments made are of a provisional nature only and will not prejudice the final outcome of any planning application submitted for formal determination.

### **3. PLANNING HISTORY**

The site has had a long planning history. Only the most relevant schemes and decisions are listed.

#### **W03347Q**

Proposal: Change of use of first floor from office (B1) to assembly use for conferences, exhibitions presentations and social functions (D2).

Registered: 23 September 1994

Decision: Approved 10 May 1995

**W03347Y/04**

Proposal: Change of use from (Class B1) to a furniture and lighting showroom (sui generis) and ancillary design studio/office.

Registered: 19 July 2004

Decision: Approved 10 September 2004

**W03347AA/06**

Proposal: Variation to condition 6 of planning permission W03347Q dated 15/05/1995 to allow premises to remain open until 1am Friday nights / Saturday mornings and Saturday nights / Sunday mornings and midnight all other days (including Sundays and Bank Holidays).

Registered: 7 December 2006

Decision: Approved 26 March 2007

**W03347AB/08**

Proposal: Variation to condition 1 of planning permission W03347AA/06 dated 26-03-2007 to allow premises to remain open until 1am Friday nights / Saturday mornings and Saturday nights / Sunday mornings and midnight all other days (including Sundays and Bank Holidays).

Registered: 29 February 2008

Decision: Approved 23 November 2010

**16/8193/ENQ**

Proposal: Proposed redevelopment of the site known as Cavendish Banqueting Suites to provide a total of 65 residential units in a mix of 1, 2 and 3 bed flats and the provision of commercial floorspace at ground floor level all accessed from the Edgware Road.

Registered: 23 May 2016

Decision: Pending consideration

**4. SITE DESCRIPTION**

The proposed development site is located on Edgware Road. It adjoins Imperial House to the east, a former commercial building currently being redeveloped for housing and extending to 16 storeys. To the west and south is established two storey housing, dating to the post war period.

The existing building on the site is two storeys high with a footprint occupying the full extent of the site. The building is currently used for banqueting events and has no dedicated car parking.

**5. KEY MATERIAL CONSIDERATIONS**

The site is located within the Colindale Regeneration Area in an area designated as suitable for high buildings. The applicant has provided illustrative elevations and



floor plans of the proposed development. Key material considerations include the impact of the proposed height of the new development on the surrounding area; the extent of mixed-use development proposed; vehicular access to the site; and the provision of affordable housing.

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