

WEST AREA PLANNING SUB-COMMITTEE

12th September 2013

ADDENDUM TO ACTING ASSISTANT DIRECTOR OF PLANNING & DEVELOPMENT MANAGEMENT'S REPORT

Church Walk House, Church Walk F/02299/13

Recommendation 1 of the committee report should be amended to read as follow:

- A contribution towards the cost of required changes to the existing traffic order or creation of a new order related to the development in order to restrict the provision of residents parking permits to future occupiers of the four new flats the subject of this planning permission as required by condition 32 of this permission.

Recommendation 2 of the committee report should include the following additional condition:

- 32) "Before the development hereby permitted is occupied arrangements shall be agreed in writing with the local planning authority and be put in place to ensure that, with the exception of disabled persons, no resident of the development shall obtain a resident's parking permit within any controlled parking zone which may be in force in the area at any time."

Reason: To ensure further pressure on parking in the local vicinity is minimised and in the interests of pedestrian and highway safety and the free flow of traffic in accordance with policies DM17 of the Adopted Barnet Development Management Policies DPD (2012) and 6.1, 6.2 and 6.3 of the London Plan 2011.

An additional response from an existing objector has been received on the grounds of viability and the type of residential accommodation proposed

The response from officers is as follows:

The reference to viability on page 18 of the officer's report is not site specific. It forms the last paragraph of a section (within the discussion about the principle of the proposals) which aims to provide background information about the type of care units proposed as part of the planning application. It relates to viability in the sense of how generally an extra care home requires a certain number of units to support commercial services required for the operation and not in the sense of the overall financial viability of the development.

Officers would generally request site-specific viability information in the event that a scheme is unable to make a policy compliant contribution towards affordable housing. In this case, no such information has been requested or provided because the developer has

offered 40 units as affordable which significantly exceeds the Council's requirements of 40%.

Officers have considered that the density of development is policy compliant (as detailed on pages 22 and 23 of the committee report). This assessment did not take into account the overall viability of the scheme. In this instance, any arrangements over the sale of the land between the developer and the Charitable Trust which ran the previous care home are not material planning considerations.

The units proposed are care units which would not be available to occupiers under 55 and this is to be secured by planning conditions and legal agreement. In addition to the details listed in the committee report it is recommended that an additional planning condition is attached to the recommendation to further clarify this position. Whilst the type and level of care provided to future residents would differ from the previous care home, the use of the site would remain as a care home (albeit of a different type).

The following additional condition should be added:

33) The premises, as shown on the approved plans, shall be used for age restricted (over 55s) extra care residential units and no other purpose (including any other purpose in Class C3 or C4 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).

Reason: To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.

135 Golders Green Road F/02844/13

2 objectors have withdrawn their objections making the total number of objection 3 letters and a petition.

Recommendation 1 of the committee report should be amended to read as follow:

- A contribution towards the cost of required changes to the existing traffic order or creation of a new order related to the development in order to restrict the provision of residents parking permits to future occupiers of the four new flats the subject of this planning permission as required by condition 20 of this permission.

Recommendation 2 of the committee report should include the following additional condition:

- 20) "Before the development hereby permitted is occupied arrangements shall be agreed in writing with the local planning authority and be put in place to ensure that, with the exception of disabled persons, no resident of the development shall obtain a resident's parking permit within any controlled parking zone which may be in force in the area at any time."

Reason: To ensure further pressure on parking in the local vicinity is minimised and in the interests of pedestrian and highway safety and the free flow of traffic in accordance with policies DM17 of the Adopted Barnet Development Management Policies DPD (2012) and 6.1, 6.2 and 6.3 of the London Plan 2011.

209 Hendon Way F/03106/13

Additional correspondence detailing objections has been received, which can be summarised as follows:

- Residential Design Guidance advises where gaps between properties are a common feature; closing gaps could create terracing effect.
- Bike and refuse storage will be unsightly clutter
- Outbuilding may have been used as accommodation previously.

Transport for London Comments:

- It appears the proposed car parking layout for three parking spaces would not enable vehicles to enter/ exit the site in forward gear with reasonable manoeuvres, which is not acceptable.
- The London Plan parking standards stated that dwellings with 1 bedroom should be provided with less than 1 parking space per unit; therefore TfL considers that a maximum of two parking spaces should be provided on site; this would also allow all vehicles to enter and exit in forward gear. Swept paths need to be submitted to demonstrate vehicles will be able to enter and exit the site in forward gear safely and conveniently.
- No skip/ construction materials shall be kept on the public highway footway/ carriageway of A41 Hendon Way at all times.
- All construction vehicles must load/ unload within the boundary of the site.

In light of the comments submitted by TfL, the agent was advised to reduce the number of parking spaces provided to 2.

Amend condition 1 to read:

The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan (date received 22-July-2013); Drawing no. 209HW-PP2-01 (date received 18-July-2013); Drawing no. 209HW-PP2-02 Rev B (date received 03-Sep-2013).

Reason:

For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

Amend condition 12 to read:

Before the development hereby permitted is occupied the parking spaces shown on Plan 209HW-PP2-02 Rev B shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason:

To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area in accordance with policies DM17 of the Adopted Barnet Development Management Policies DPD (2012) and 6.1, 6.2 and 6.3 of the London Plan 2011.

Amend condition 14 to read:

The sub-division of the amenity areas shall be implemented as indicated on drawing no. 209HW-PP2-02 Rev B and retained as such on site thereafter.

Reason:

To ensure that the development does not prejudice the amenity of future occupiers or the character of the area in accordance with policies DM01 and DM02 of the Adopted Barnet Development Management Policies DPD (2012).

Add the following condition:

All construction vehicles must load/ unload within the boundary of the site.

Reason:

To ensure that the proposed development does not prejudice highways safety on TfL roads.

2 West Heath Drive F/02024/13

Amend informative 1 as follows:

The plans accompanying this application are: RGWH001, RGWH002, RGWH003, RGWH005E, RGWH006D, RGWH007D, RGWH008D, RGWH009E, RGWH010F, RGWH011E, RGWH012E, RGWH013E, RGWH014E, RGWH019.

On page 47, change the height from 6.3 to 5 metres.

8 Tretawn Gardens H/02235/13

Condition 1 – plan no. 305 (10) 02 **rev C** to be replaced by 305 (10) 02 **rev D**

The Sparrow H/02984/13

Amend Recommendation 1 to read:

RECOMMENDATION I:

That the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a deed of variation 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 **Education Facilities (excl. libraries) £8,967.00**
A contribution towards the provision of Education Facilities in the borough.
- 4 **Libraries (financial) £417.00**
A contribution towards Library Facilities and Resources in the borough
- 5 **Health £3,716.00**
A contribution towards Health Facilities and Resources in the borough
- 6 **Monitoring of the Agreement £655.00**
Contribution towards the Council's costs in monitoring the obligations of the agreement.

Corner of Holcombe Hill and The Ridgeway H/00941/13

The last sentence on page 128 under the section 'proposals' should be deleted.

Addition to Condition 1 to include: Email from Barry Whymark dated 12/09/13. Plan 12/162-03 should be removed from Condition 1.

11 Edgeworth Avenue H/02436/11

Four additional letters of objection were received. The objections can be summarised as follows:

- Proposal will create an oversized house

- House does not fit in with street scene and does not leave space between houses to appear well separated
 - Loss of light to neighbours
 - Loss of outlook
 - Plans inaccurate
 - Width of building creates a terracing effect
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