

Decisions of the Planning Committee

17 December 2015

Members Present:-

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

Councillor Maureen Braun	Councillor Tim Roberts
Councillor Claire Farrier	Councillor Stephen Sowerby
Councillor Eva Greenspan	Councillor Jim Tierney
Councillor Barry Rawlings	

Apologies for Absence

Councillor Agnes Slocombe Councillor Mark Shooter

12. MINUTES OF THE LAST MEETING

The minutes of the meeting held on 26 November 2015 were agreed as a correct record.

13. ABSENCE OF MEMBERS

Apologies were received from Councillor Agnes Slocombe and Councillor Mark Shooter. Councillor Khatri substituted Councillor Shooter.

14. DECLARATIONS OF MEMBERS' DISCLOSABLE PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS

None

15. REPORT OF THE MONITORING OFFICER (IF ANY)

None

16. PUBLIC QUESTIONS AND COMMENTS (IF ANY)

None.

17. MEMBERS' ITEMS (IF ANY)

None.

18. ST MARYS CHURCH OF ENGLAND HIGH SCHOOL SUNNINGFIELDS ROAD LONDON NW4 4QR

The Committee noted the receipt of the tabled addendum to the Officer's report.

Having heard oral representations from Mr J Josephs speaking on behalf of himself and Corinna Conway, close neighbours of the school who objected to the proposal, the Committee

RESOLVED to approve the application as per the officer report with additional amendments as follows:-

Recommendation I should be amended to read as:

3 Requirement to submit Travel Plan £5,000.00

Requirement to submit a Travel Plan for approval by the Council prior to first occupation of the development and the obligation to provide a contribution towards the Council's costs of monitoring the implementation of a Travel Plan.

4 Requirement to review feasibility of highway engineering measures in the vicinity of Bennett House £5, 000.00

Requirement to provide a contribution towards a feasibility review of the appropriate engineering measures for the school in the vicinity of Bennett House

5 Highways measures £15,000.00

Requirement to provide a contribution towards highways measures such as School Keep Clear markings, guard rails, school signs that may be identified in the feasibility review.

6 Monitoring of school pick up and drop off

Measures to be set out in the Travel Plan as to how the school will actively monitor and manage parking and waiting of vehicles associated with the school use in Sunningfields Road and Church Terrace. This shall include investigating the feasibility of providing a drop-off area for parents cars from Church Terrace.

Amended Condition 1 should read as:

The development hereby permitted shall be carried out in accordance with the following approved plans: L1186/2.3/01 RevA; L1186/2.3/02 RevA; L1186/2.3/03 RevA; L1186/2.3/04 RevA; L1186/2.3/06 RevA; L1186/2.3/07 RevA; L1186/2.3/08; L1186/2.3/09; Demolition and Construction Method Statement - Gentlecraft Ltd; Transport Statement 150922/SK21464/TS02; Noise Statement -Hilson Moran document /NJ/nj/150911; Loxton and Associates Design and Access Statement; landscape plan 1; landscape plan 2; Loxton and Associates letter dated 13th October 2015 reference LTR/L1186/K/4/DJL; SKTP- 151207/SK21566/TN01 Technical note dated 7th December 2015; email from Lesli Speers dated 8th December 2015; letter from Mrs S. Giacone – school business manager confirming commitment to monitoring school parking.

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 CS NPPF and CS1 of the Local Plan Core

Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).

Amended Condition 5 should read as:

No site works or works on this development including demolition or construction work shall commence until details of the period required for the extent of parking bay suspension; a temporary traffic order to be put in place and the alterations to public footway to facilitate the development works at the applicants expense have been agreed by the highways team in accordance with the proposed measures outlined in the submitted Demolition, Construction and Traffic Management Statement. All works must be carried out in full accordance with the approved details unless previously agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

Amended Condition 8 should read as:

The development shall be implemented in accordance with the submitted details of materials for the external surfaces of the building(s) and hard surfaced areas as per the details provided in the schedule of materials provided by Loxton and Associates letter dated 13th October 2015 reference LTR/L1186/K/4/DJL.

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 2015.

Condition 10 is to be removed as it is not necessary.

Three further conditions are suggested:

1. The development shall be implemented in accordance with details of the extraction and ventilation equipment as provided within Hilson Moran's report /NJ/nj/150911 before first occupation or the use is commenced and retained as such thereafter.

Reason: To safeguard the amenities of neighbouring occupiers in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), Policy CS13 of the Local Plan Core Strategy (adopted September 2012) and Policy 7.15 of the London Plan 2015.

2. A 2m high close boarded fence with acoustic properties shall be provided along the boundary with the public footpath adjacent to 20 Church Terrace prior to the commencement of the use or first occupation of the development and retained as such thereafter.

Reason: To safeguard the amenities of neighbouring occupiers in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), Policy CS13 of the Local Plan Core Strategy (adopted September 2012) and Policy 7.15 of the London Plan 2015.

3. The photo voltaic panels as shown as shown on drawing L1186/2.3/03 RevA shall be installed on the flat roof of the building prior to the commencement of the use or first occupation of the development and retained as such thereafter.

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 (2015).

Delete Informative 6 (CIL not applicable).

Recommendation III should be amended to read as:

RECOMMENDATION II

“That if the above agreement has not been completed or a unilateral undertaking has not been submitted by 05/02/2016 unless otherwise agreed in writing, the Service Director of Development Management and Building Control REFUSE the application under delegated powers for the following reason(s):

The proposed development does not include a formal undertaking to meet the costs of monitoring of the School Travel Plan or towards a review and implementation of necessary highway engineering measures . The proposal would therefore not address the impacts of the development and would be likely to adversely impact the safe operation of the public highway, to the detriment of highway and pedestrian safety, contrary to Policy CS15 of the Local Plan Core Strategy (adopted September 2012), policy DM17 of the development Management Policies DPD (adopted September 2012) and the Planning Obligations SPD (adopted April 2013).”

The vote was as follows:

For – 10

Against – 0

Abstain – 0

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

None.

20. ADDENDUM TO REPORT AT ITEM 8

The meeting finished at 7.27 pm