

# Decisions of the Finchley and Golders Green Area Planning Committee

10 May 2016

Members Present:-

Councillor John Marshall (Chairman)

Councillor Jack Cohen

Councillor Arjun Mittra

Councillor Alan Schneiderman

Councillor Melvin Cohen

Councillor Jim Tierney

Councillor Graham Old (as substitute)

Apologies for Absence:-

Councillor Eva Greenspan

## 1. MINUTES OF LAST MEETING

**RESOLVED – The minutes of the meeting held on the 10<sup>th</sup> of March 2016 were agreed as a correct record.**

## 2. ABSENCE OF MEMBERS (IF ANY)

An apology for absence was received from the Chairman, Councillor Eva Greenspan. Councillor Graham Old attended as a substitute.

In the Chairman's absence, the Vice-Chairman – Councillor John Marshall – chaired the meeting.

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

The following interest was declared:

Councillor	Item(s)	Nature of Interest	Details
Alan Schneiderman	10 & 11	Non-pecuniary	That the councillor lives in a nearby property.  The councillor indicated that he would not be taking part in the debate of this item, and would leave the meeting during consideration of the item.
Melvin Cohen	14	Non-pecuniary	That the councillor's office is located near Clifton Gardens.

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

None.

**5. PUBLIC COMMENTS AND QUESTIONS (IF ANY)**

None.

**6. MEMBERS' ITEMS (IF ANY)**

None.

**7. ADDENDUM**

The committee noted the information provided in the addendum.

**8. 22 BROOKSIDE ROAD - 15/07562/HSE**

The Planning Officer introduced the application.

Oral representations were heard from Mrs Sarah Strassman and Ms Ida Newman who spoke in objection to the application, and from the applicant, Mrs R Rosenblum.

Councillor Dean Cohen spoke in favour of the application in his capacity as ward councillor.

Following discussion of the item, Councillor Jack Cohen moved to defer the application, which was seconded by Councillor Graham Old and agreed by the committee. The committee therefore resolved to defer the item in order to establish whether an alternative option and scheme can be developed by the council and applicant.

**9. 122 COTSWOLD GARDENS, NW2 1PN - 16/0522/FUL**

Councillor Alan Schneiderman left the meeting for the discussion of, and voting on, this item due to the interest that he declared.

The Planning Officer introduced the application. The committee noted the information set out in the published addendum.

Oral representations were heard from Lisa Pate, who objected to the application, and the applicant's agent.

Following discussion of the item, the Chairman moved to the recommendations. Votes were recorded as follows:

For*	3
Against	3
Abstain	0

\* The Chairman used his casting vote in favour of the application.

The committee therefore **RESOLVED to APPROVE the application as per the officer's recommendations and subject to the conditions set out in the officer's report and addendum.**

**10. 6 BEECHWORTH CLOSE LONDON - 16/1277/S73**

The Planning Officer introduced the application.

Oral representations were heard from Mr Jonathon Colman and Ms Caroline Dawson who spoke in objection to the application, and from the applicant's representative.

Following discussion of the item, Councillor Jack Cohen moved to defer the application, which was seconded by Councillor Arjun Mitra and agreed by the committee. The committee therefore resolved to defer the item to request the applicant to submit an amended Basement Impact Assessment.

**11. 4 LOVERS WALK - 15/07639/FUL**

The Planning Officer introduced the application. The committee noted the information set out in the published addendum.

An oral representation was heard from the applicant's representative.

Following discussion of the item, the Chairman moved to the recommendations. Votes were recorded as follows:

For	4
Against	2
Abstain	1

The committee therefore **RESOLVED to APPROVE the application as per the officer's recommendations and subject to the conditions set out in the officer's report and addendum.**

**12. 14 COTSWOLD GARDENS - 15/07872/HSE**

Councillor Alan Schneiderman left the meeting for the discussion of, and voting on, this item due to the interest that he declared.

The Planning Officer introduced the application. The committee noted the information set out in the published addendum.

Following discussion of the item, the Chairman moved to the recommendations. Votes were recorded as follows:

For	5
Against	0
Abstain	1

The committee therefore **RESOLVED to APPROVE the application as per the officer's recommendations and subject to the conditions set out in the officer's report.**

**13. 39 WOODSTOCK ROAD, NW11 8ES - 16/1416/HSE**

The Planning Officer introduced the application. The committee noted the information set out in the published addendum.

Following discussion of the item, the Chairman moved to the recommendations. Votes were recorded as follows:

For	7
Against	0
Abstain	0

The committee therefore **RESOLVED to APPROVE the application as per the officer's recommendations and subject to the conditions set out in the officer's report and addendum.**

**14. 10-14 ACCOMODATION ROAD - 16/0090/FUL**

The Planning Officer introduced the application. The committee noted the information set out in the published addendum.

Oral representations were heard from Mr David Brown and Dr Bernadette Loughnan, who objected to the application, and the applicant's representative.

Following discussion of the item, the Chairman moved to the recommendations. Votes were recorded as follows:

For*	3
Against	3
Abstain	1

\* The Chairman used his casting vote in favour of the application.

The committee therefore **RESOLVED to APPROVE the application as per the officer's recommendations and subject to the conditions set out in the officer's report and addendum.**

**15. 40 FINCHLEY PARK - 16/0114/HSE**

The Planning Officer introduced the application.

An oral representation was heard from Mrs Louise Keane, who spoke in objection to the application.

Before further discussion of the item, Councillor Alan Schneiderman moved to defer the application, which was seconded by Councillor Arjun Mittra, on the grounds that many residents in the local area claimed not to have received letters notifying them of the

committee meeting date. The committee agreed the motion, and therefore resolved to defer the item.

**16. 189 THE VALE - 16/0710/HSE**

The Planning Officer introduced the application.

An oral representation was heard from the applicant, Mr Alex Dale.

Following discussion of the item, the Chairman moved to the recommendations. Votes were recorded as follows:

For	7
Against	0
Abstain	0

The committee therefore **RESOLVED to APPROVE the application as per the officer's recommendations and subject to the conditions set out in the officer's report.**

**17. TUDOR COURT 2 CREWYS RD - 16/0639/FUL**

The Planning Officer introduced the application. The committee noted the information set out in the published addendum.

An oral representation was heard from Mr Sefton Monk, who spoke in objection to the application.

Following discussion of the item, Councillor Jack Cohen moved to defer the application, which was seconded by Councillor Jim Tierney and agreed by the committee. The committee therefore resolved to defer the item so that they can make a site visit to the location.

**18. 4 CLIFTON GARDENS - 16/0566/FUL**

The Planning Officer introduced the application.

An oral representation was heard from the applicant's representative.

Following discussion of the item, the Chairman moved to the recommendations. Votes were recorded as follows:

For	0
Against	4
Abstain	3

The committee therefore **RESOLVED to REFUSE the application (being a reversal of the officer's recommendations).**

## REASONS FOR REFUSAL:

“The proposed development fails to provide any off-street parking to serve the future residents. In the absence of any mitigation the development would exacerbate the existing pressure for on-street parking in Clifton Gardens to the detriment of the amenities of existing residents, the free flow of traffic and highway safety, contrary to policies CS5 and CS9 of the Adopted Barnet Core Strategy (2012) and policies DM01 and DM17 of the Adopted Barnet Development Management Policies DPD (2012).”

Add infomatives:

“The plans accompanying this application are: - No. 1 of 1 Rev 2, 2 of 2 Rev 2 (received: 07/03/16); Parking Survey - received: 27/04/16.”

This is a reminder that should an application for appeal be allowed, then the proposed development would be deemed as 'chargeable development', defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Therefore the following information may be of interest and use to the developer and in relation to any future appeal process:

The Mayor of London adopted a Community Infrastructure Levy (CIL) charge on 1st April 2012 setting a rate of £35 per sq m on all forms of development in Barnet except for a £0 per sq m rate for education and health developments. This planning application was assessed as liable for a £853.00 payment under Mayoral CIL at this time.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking were set at a rate of £0 per sq m. This planning application was assessed as liable for a £3,213.00 payment under Barnet CIL at this time.

Please note that Indexation will be added in line with Regulation 40 of Community Infrastructure Levy.

Liability for CIL is recorded to the register of Local Land Charges as a legal charge upon a site, payable should development commence. The Mayoral CIL charge is collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail.

The assumed liable party will be sent a 'Liability Notice' providing full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the original applicant for permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice; also available from the Planning Portal website.

The Community Infrastructure Levy becomes payable upon commencement of development. A 'Notice of Commencement' is required to be submitted to the Council's CIL Team prior to commencing on site; failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1 month of any appeal being allowed, please contact us: [cil@barnet.gov.uk](mailto:cil@barnet.gov.uk)

### Relief or Exemption from CIL

If social housing or charitable relief applies to your development or your development falls within one of the following categories then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: [www.planningportal.gov.uk/cil](http://www.planningportal.gov.uk/cil).

You can apply for relief or exemption under the following categories:

1. Charity: If you are a charity, intend to use the development for social housing or feel that there are exception circumstances affecting your development, you may be eligible for a reduction (partial or entire) in this CIL Liability. Please see the documentation published by the Department for Communities and Local Government at:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6314/19021101.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6314/19021101.pdf)

2 .Residential Annexes or Extension: You can apply for exemption or relief to the collecting authority in accordance with Regulation 42(B) of Community Infrastructure Levy Regulations (2010), as amended before commencement of the chargeable development.

3. Self Build: Application can be made to the collecting authority provided you comply with the regulation as detailed in the legislation.gov.uk.

Please visit:

[www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil)

for further details on exemption and relief"

for

### 19. 57 HODFORD ROAD, NW11 8NL - 16/1445/HSE

The Planning Officer introduced the application.

Following discussion of the item, the Chairman moved to the recommendations. Votes were recorded as follows:

For	7
Against	0
Abstain	0

The committee therefore **RESOLVED to APPROVE the application as per the officer's recommendations and subject to the conditions set out in the officer's report.**

### 20. 8 REDBOURNE AVENUE - 16/1270/FUL

The committee noted that this item was withdrawn upon officers' request.

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

At the end of the meeting, Councillor John Marshall moved a vote of thanks to Councillor Greenspan for her chairmanship of the committee in the 2015-16 municipal year.

The meeting finished at 8.52 pm