

Decisions of the Planning Committee

14 July 2016

PRESENT:-

Councillor Melvin Cohen (Chairman)

Members:

Councillor Maureen Braun
Councillor Claire Farrier
Councillor Anne Hutton
Councillor Gabriel Rozenberg

Councillor Eva Greenspan
Councillor Laurie Williams
Councillor Sury Khatri

Councillor Jim Tierney
Councillor Hugh Rayner
Councillor Reema Patel

Apologies for Absence

Councillor Wendy Prentice
Councillor Tim Roberts
Councillor Agnes Slocombe

Councillor Stephen Sowerby
Councillor Mark Shooter

1. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the meeting held on 4 July 2016 be agreed as a correct record and signed by the Chairman.

2. ABSENCE OF MEMBERS

Apologies for absence were received from Councillors Prentice, Roberts, Shooter, Slocombe and Sowerby who were substituted for by Councillors Rayner, Hutton, Khatri, Patel and Rozenberg respectively.

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)

An addendum report pertaining to each of the planning applications to be considered was received by the committee. It was noted that that the report contained proposed amendments to the officers' recommendations and had been published.

In addition, the planning officer confirmed that the applicant in each of the applications before the committee was Barnet Homes, an arm's length management organisation created by Barnet Council in 2004.

Following advice from the committee's legal officer, it was proposed that an affordable housing condition that was common to each of the applications (and featured in the addendum) be further amended to clarify that a section 106 agreement would be required to ensure that affordable housing would be provided on site. The condition would be amended to read:

"No development shall commence until the arrangements to ensure that affordable housing as affordable rent (as defined by the National Planning Policy Framework Annex 2) is provided on site, are submitted to and approved in writing, by way of a section 106 agreement, by the Local Planning Authority. The development shall be implemented in accordance with these details and be retained permanently as such thereafter. The section 106 agreement shall provide:

- (i) that 100% of all housing units to be provided as affordable housing on site are to be occupied on an Affordable Rent tenure as defined in Annex 2 of the NPPF and any future guidance that replaces it;*
- (ii) for the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and*
- (iii) for the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.*

Reason: To ensure that affordable housing is provided on site in accordance with policy DM10 of the Adopted Barnet Development Management Policies 2012."

RESOLVED to note the addendum report and proposed amendments.

The Chairman varied the order of business to facilitate consideration of the items in the following order:

- Item 7, Elmshurst Crescent Garages 16/3252/FUL
- Item 6, Garages at Basing Way 16/3250/FUL
- Item 10, Quinta Drive Garages 16/3387/FUL
- Item 8, Land Adjacent to 1-15 Warwick Close 16/3259/FUL
- Item 9, Westbrook Crescent Garages 16/3385/FUL
- Item 11, Ryecroft Crescent Garages 16/3386/FUL.

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

Planning application reference number: 16/3252/FUL

Report: see pages 29 to 56 of the agenda and pages 6 to 7 of the addendum report.

Proposal:

Demolition of existing garages and redevelopment to provide a three storey building comprising of eleven self-contained flats and two, two-storey semi-detached dwelling houses

for affordable rent with associated access, amenity space, landscaping, car parking, cycle and refuse storage.

A planning officer introduced the report.

The committee heard two representations from objectors to the application and asked questions of the objectors.

The applicant's agent made a representation to the committee and answered questions arising from his submission.

The committee debated the application and asked questions of the officers.

RESOLVED:

1. That the amended conditions proposed in the addendum report be agreed.
2. That condition 16 be further amended to read:

“No development shall commence until the arrangements to ensure that affordable housing as affordable rent (as defined by the National Planning Policy Framework Annex 2) is provided on site, are submitted to and approved in writing, by way of a section 106 agreement, by the Local Planning Authority. The development shall be implemented in accordance with these details and be retained permanently as such thereafter. The section 106 agreement shall provide:

- (i) that 100% of all housing units to be provided as affordable housing on site are to be occupied on an Affordable Rent tenure as defined in Annex 2 of the NPPF and any future guidance that replaces it;***
- (ii) for the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and***
- (iii) for the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.***

Reason: To ensure that affordable housing is provided on site in accordance with policy DM10 of the Adopted Barnet Development Management Policies 2012.”

3. That planning permission in respect of application number 16/3252/FUL be granted subject to the conditions detailed in the report and addendum, as amended.

Votes were recorded as follows:	
For	11
Against	0
Abstention	0

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

Planning application reference number: 16/3250/FUL

Report: see pages 1 to 28 of the agenda and pages 5 to 6 of the addendum report.

Proposal:

Demolition of existing garages and redevelopment to provide a four storey building comprising fourteen self-contained flats for affordable rent with associated landscaping, car parking, cycle and refuse storage; and enclosure of existing electrical substation within a new structure.

A planning officer introduced the report.

A written submission from two objectors, who were registered to speak but unable to attend, was circulated.

The applicant's agent made a representation to the committee and answered questions arising from his submission.

The committee debated the application and asked questions of the officers.

RESOLVED:

1. That the amended conditions proposed in the addendum report be agreed.

2. That condition 17 be further amended to read:

“No development shall commence until the arrangements to ensure that affordable housing as affordable rent (as defined by the National Planning Policy Framework Annex 2) is provided on site, are submitted to and approved in writing, by way of a section 106 agreement, by the Local Planning Authority. The development shall be implemented in accordance with these details and be retained permanently as such thereafter. The section 106 agreement shall provide:

- (i) that 100% of all housing units to be provided as affordable housing on site are to be occupied on an Affordable Rent tenure as defined in Annex 2 of the NPPF and any future guidance that replaces it;***
- (ii) for the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and***
- (iii) for the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.***

Reason: To ensure that affordable housing is provided on site in accordance with policy DM10 of the Adopted Barnet Development Management Policies 2012.”

3. That planning permission in respect of application number 16/3250/FUL be granted subject to the conditions detailed in the report and addendum, as amended.

Votes were recorded as follows:	
For	11
Against	0
Abstention	0

8. QUINTA DRIVE GARAGES, BARNET EN5 3BW (UNDERHILL WARD)

Planning application reference number: 16/3387/FUL

Report: see pages 95 to 121 of the agenda and pages 9 to 10 of the addendum report.

Proposal:

Demolition of garages and construction of two detached single storey self-contained residential dwellings for affordable rent, with associated car parking, cycle storage, refuse storage and amenity space (amended description to include demolition).

A planning officer introduced the report.

The committee heard a representation from an objector to the application and asked questions of the objector.

The applicant's agent made a representation to the committee and answered questions arising from his submission.

The committee debated the application and asked questions of the officers.

RESOLVED:

1. That the amended conditions proposed in the addendum report be agreed.
2. That condition 24 be further amended to read:

“No development shall commence until the arrangements to ensure that affordable housing as affordable rent (as defined by the National Planning Policy Framework Annex 2) is provided on site, are submitted to and approved in writing, by way of a section 106 agreement, by the Local Planning Authority. The development shall be implemented in accordance with these details and be retained permanently as such thereafter. The section 106 agreement shall provide:

- (i) that 100% of all housing units to be provided as affordable housing on site are to be occupied on an Affordable Rent tenure as defined in Annex 2 of the NPPF and any future guidance that replaces it;***
- (ii) for the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and***
- (iii) for the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.***

Reason: To ensure that affordable housing is provided on site in accordance with policy DM10 of the Adopted Barnet Development Management Policies 2012.”

3. That planning permission in respect of application number 16/3387/FUL be granted subject to the conditions detailed in the report and addendum, as amended.

Votes were recorded as follows:	
For	11
Against	0
Abstention	0

9. LAND ADJACENT TO 1-15 WARWICK CLOSE, BARNET EN4 9SF (EAST BARNET WARD)

Planning application reference number: 16/3259/FUL

Report: see pages 57 to 76 of the agenda and pages 7 to 8 of the addendum report.

Proposal:

Demolition of existing pram sheds and garages and erection of a three storey building comprising six self-contained flats for affordable rent with associated car parking and access, cycle storage, refuse storage, with landscaping and additional surface car park.

A planning officer introduced the report.

The applicant's agent made a representation to the committee.

The committee debated the application.

RESOLVED:

1. That the amended conditions proposed in the addendum report be agreed.
2. That condition 21 be further amended to read:

“No development shall commence until the arrangements to ensure that affordable housing as affordable rent (as defined by the National Planning Policy Framework Annex 2) is provided on site, are submitted to and approved in writing, by way of a section 106 agreement, by the Local Planning Authority. The development shall be implemented in accordance with these details and be retained permanently as such thereafter. The section 106 agreement shall provide:

- (i) that 100% of all housing units to be provided as affordable housing on site are to be occupied on an Affordable Rent tenure as defined in Annex 2 of the NPPF and any future guidance that replaces it;***
- (ii) for the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and***
- (iii) for the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.***

Reason: To ensure that affordable housing is provided on site in accordance with policy DM10 of the Adopted Barnet Development Management Policies 2012.”

3. That planning permission in respect of application number 16/3259/FUL be granted subject to the conditions detailed in the report and addendum, as amended.

Votes were recorded as follows:	
For	11
Against	0
Abstention	0

10. WESTBROOK CRESCENT GARAGES, BARNET EN4 9AP (EAST BARNET WARD)

Planning application reference number: 16/3385/FUL

Report: see pages 77 to 94 of the agenda and page 9 of the addendum report.

Proposal:

Demolition of existing garages and erection of two semi-detached dwelling houses for affordable rent with associated car parking and access, cycle storage, refuse storage and landscaping.

A planning officer introduced the report and answered questions.

RESOLVED:

1. That the amendment to condition 17 proposed in the addendum be further amended to read:

“No development shall commence until the arrangements to ensure that affordable housing as affordable rent (as defined by the National Planning Policy Framework Annex 2) is provided on site, are submitted to and approved in writing, by way of a section 106 agreement, by the Local Planning Authority. The development shall be implemented in accordance with these details and be retained permanently as such thereafter. The section 106 agreement shall provide:

- (i) that 100% of all housing units to be provided as affordable housing on site are to be occupied on an Affordable Rent tenure as defined in Annex 2 of the NPPF and any future guidance that replaces it;***
- (ii) for the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and***
- (iii) for the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.***

Reason: To ensure that affordable housing is provided on site in accordance with policy DM10 of the Adopted Barnet Development Management Policies 2012.”

2. That planning permission in respect of application number 16/3385/FUL be granted subject to the conditions detailed in the report as amended.

Votes were recorded as follows:	
For	11
Against	0
Abstention	0

11. RYECROFT CRESCENT GARAGES, BARNET EN5 3BP (UNDERHILL WARD)

Planning application reference number: 16/3386/FUL

Report: see pages 122 to 152 of the agenda and page 10 of the addendum report.

Proposal:

Demolition of existing garages and erection of two single-storey semi-detached dwelling houses for affordable rent, with associated car parking, cycle storage, refuse storage and landscaping.

A planning officer introduced the report.

The applicant's agent made a representation to the committee and answered questions arising from his submission.

RESOLVED:

1. That the amended conditions proposed in the addendum report be agreed.
2. That condition 23 be further amended to read:

“No development shall commence until the arrangements to ensure that affordable housing as affordable rent (as defined by the National Planning Policy Framework Annex 2) is provided on site, are submitted to and approved in writing, by way of a section 106 agreement, by the Local Planning Authority. The development shall be implemented in accordance with these details and be retained permanently as such thereafter. The section 106 agreement shall provide:

- (i) that 100% of all housing units to be provided as affordable housing on site are to be occupied on an Affordable Rent tenure as defined in Annex 2 of the NPPF and any future guidance that replaces it;***
- (ii) for the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and***
- (iii) for the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.***

Reason: To ensure that affordable housing is provided on site in accordance with policy DM10 of the Adopted Barnet Development Management Policies 2012.”

3. That planning permission in respect of application number 16/3386/FUL be granted subject to the conditions detailed in the report and addendum as amended.

Votes were recorded as follows:	
For	11
Against	0
Abstention	0

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

None

The meeting finished at 8.33 pm