

## **Decisions of the Planning Committee**

8 February 2018

Members Present:-

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

Councillor Maureen Braun      Councillor Laurie Williams  
Councillor Eva Greenspan      Councillor Jim Tierney

Apologies for Absence

Councillor Claire Farrier      Councillor Stephen Sowerby  
Councillor Tim Roberts      Councillor Mark Shooter

### **CHAIRMAN'S INTRODUCTION AND DECISION**

The Chairman welcomed everyone to the meeting, explained the speaker rules and that the meeting would be audio recorded.

At 9:55 pm, in accordance with Article 7.27 of the Constitution the Chairman decided to extend the period for the transaction of business to 10.30pm.

#### **1. MINUTES OF THE LAST MEETING**

**RESOLVED** that the minutes of the meeting held on 14 December 2017, be agreed as a correct record.

#### **2. ABSENCE OF MEMBERS**

Apologies for absence were received from:

1. Councillor Shooter who was substituted by Councillor Khatri.
2. Councillor Farrier who was substituted by Councillor Hutton.
3. Councillor Slocombe who was substituted by Councillor Kay.
4. Councillor Roberts who was substituted by Councillor Patel.

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

All Councillors declared a non-pecuniary interest on the agenda item 7 and agenda item 8 as some of speakers are known to them.

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

None.

#### **5. ADDENDUM (IF APPLICABLE)**

The Committee noted the addendum.

**6. 17/2304/FUL - THE CROFT, EAST ROAD, EDGWARE HA8 0BS**

The Planning Officer introduced the report and addendum, which related to The Croft.

A representation was made by the applicant's agent Shontelle Williams.

Councillor Tierney proposed a condition that was unanimously agreed by the committee to include a time working directive condition.

Following discussion of the item, the Chairman moved to vote on the recommendation in the cover report, which was to approve the application subject to conditions.

The votes were recorded as follows:

For	11
Against	0
Abstain	0

The Committee therefore **RESOLVED to APPROVE** the application, subject to the conditions as per the officer's report and addendum, and the additional condition.

**7. 17/5373/FUL - BARNET HOUSE. 1255 HIGH ROAD, N20 0EJ**

The Planning Officer introduced the report and addendum, which related to Barnet House.

Representations in objection to the application were heard from Christopher Price, Barbara Jacobson, Councillor Richard Cornelius, Teresa Villiers MP and Andrew Dismore GLA Assembly Member.

A representation was heard from the applicant's agent Adam Vine.

Following discussion of the item, the Chairman moved to vote on the recommendation in the cover report, which was to approve the application subject to conditions.

The votes were recorded as follows:

For	0
Against	11
Abstain	0

As a consequence of the above vote, Councillor Sowerby moved a new motion that was duly seconded by Councillor Braun to refuse the application for the following reasons:

1. The proposed development, by virtue of its excessive height, scale, massing and density would represent an over development of the site resulting in a discordant and visually obtrusive form of development that would fail to respect its local context and the pattern of development in its context, to such an extent that it would be detrimental to the character and appearance of the area and would be detrimental to the visual amenity of adjoining residential occupiers. The proposal would therefore not constitute a sustainable form of development and would be contrary to the provisions of the NPPF, policies 3.4, 7.4, 7.6 and 7.7 of the London

Plan 2016 and policies CS NPPF, CS5, DM01 and DM05 of the Barnet Local Plan Core Strategy and Development Management Policies 2012.

2. The proposed development by reason of the quantum of development and absence of appropriate secured mitigation would result in an undue strain being placed upon local services contrary to the provisions of Paragraph 7 of the NPPF, Policy 3.2 of the London Plan 2016 and Policy CS11 of Barnet Local Plan Core Strategy 2012.

Councillor Tierney moved an amendment to the tabled motion that was seconded by Councillor Hutton to add “the low level of affordable housing” as a reason for refusal.

The votes were recorded as follows:

For	5
Against	6
Abstain	0

The amendment to the tabled motion was therefore lost.

The committee therefore voted on the motion to refuse the application as moved by Councillor Sowerby and the votes were recorded as follows:

For	7
Against	0
Abstain	4

The Committee therefore **RESOLVED to REFUSE** the application which overturned the officer recommendation for the reasons above. The committee also agreed that, if required, Councillor Sowerby would represent the committee at appeal.

**8. 17/5761/EIA - CRICKLEWOOD RAILWAY YARD, LAND TO THE REAR OF 400 EDGWARE ROAD, LONDON NW2 6NH**

The Committee received the report and addendum, which related to Cricklewood Railway Yard.

Representations in objection to the application were heard from Christopher Miller, Jessica Howey, Councillor Shimon Ryde (Barnet), Councillor Jack Cohen (Barnet), Councillor Lorna Russell (Camden), Councillor Liz Dixon (Brent), Councillor Lia Colacicco (Brent) and Andrew Dismore GLA Assembly Member.

A representation was heard from the applicant representative Jens Geldmacher.

Following discussion of the item, the Chairman moved to vote on the recommendation in the cover report, which was to approve the application subject to conditions.

The votes were recorded as follows:

For	6
Against	5

Abstain	0
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The Committee therefore **RESOLVED to APPROVE** the application, subject to the conditions as per the officer's report and addendum.

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

None.

The meeting finished at 10.10 pm