

## PLANNING COMMITTEE

29 March 2017

### ADDENDUM TO THE OFFICER'S REPORT

<b>16/5639/FUL</b> <b>915 High Road, London, N12 8QJ</b> <b>Pages 17 - 70</b>
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The recommendation is amended as follows:

**Recommendation:** *APPROVAL subject to obtaining the Secretary of State's respective decisions not to call in the application and upon completion of the agreement specified in Recommendation II, the Head of Development Management approves planning application reference 16/5639/FUL subject to the following conditions and any changes to the wording of the conditions considered necessary by the Head of Development Management.*

#### **RECOMMENDATION I:**

*The application is subject to a request from the Secretary of State for Communities and Local Government whether this application should be called in for decision.*

#### **RECOMMENDATION II:**

*Subject to Recommendation I above and confirmation that the Secretary of State for Communities and Local Government does not wish to call the item in for a decision, that the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation 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. Submission of Faith Travel Plan £0.00*
- 4. Monitoring of Faith Travel Plan £15,000*
- 5. Contributions required towards the review of the existing Control Parking Zone (CPZ) and the implementation of the review £50,000*
- 6. Submission of Activities Management Plan £0.00*
- 7. Monitoring Cost of Legal Agreement £2,600*

### **Recommendation III:**

*That upon completion of the agreement the Planning Performance and Business Development Manager/Head of Development Management approves the planning application under delegated powers and granted planning permission subject to the following conditions and any changes to the wording of the conditions considered necessary by the Planning Performance and Business Development Manager/Head of Development Management:*

The following paragraphs are added to Section 4 (Public Consultation) of the committee report:

- 4.5 *Since the publication of the committee report, a further 6 responses have been received, comprising of 5 letters of objection and 1 letter of support.*
- 4.6 *A summary of the objections received is set out below:*
- *Solar House does not have any outdoor space to hosts its outdoor events*
  - *Over congestion of streets and severe lack of car parking spaces*
  - *Recent Traffic Report online has not been submit to public consultation*
  - *Without extension to CPZ hours, the traffic plan is unacceptable*
  - *Insufficient parking provision*
  - *Loss of employment*
  - *Congregation will park in the surrounding streets and not in the public car parks as proposed. This will result in more congestion, aggravation and pollution.*
  - *Neighbour notification process has not been sufficient*
  - *Solar House is not suited to the proposed church use*
  - *Existing single entrance to the car park of Solar House to the plans will remain on Highwood Avenue. This is totally inadequate and will result in a serious bottleneck from the High Road and create a danger in terms of road safety.*
- 4.7 *A summary of the letter of support is set out below:*
- *Bring a good community spirit to the area;*
  - *Church will be more considerate of noise etc than other organisations;*
  - *Extra people in the area will benefit the local restaurants etc.*

Paragraph 7.47 is amended to state:

*There are proposed to be large windows located on the side elevations of the auditorium facing onto Fredrick's Place and Highwood Avenue. Considering that there is a public road to the south and a large separation distance to the rear elevations of properties along Highwood Avenue, it is considered that these elevations would not result in any unacceptable levels of potential overlooking. There are two narrow, full height windows on the rear elevation facing on Whittington Mews but these are proposed to be installed with obscure glazing.*

Paragraph 7.138 is amended to state:

*Therefore, to ensure that any detrimental impact as a result of the proposed development can be fully mitigated, it is considered necessary to secure contributions under S106 Agreement to provide mitigating measures at follows:*

- *Submission of travel and contributions toward monitoring;*
- *Contributions towards the potential review of the existing CPZ and to implement the outcome of the review;*

It is considered that the limits to maximum number of people and hours of use can be addressed through appropriate conditions, and not sought through planning obligation.

The following paragraphs are added to Section 8 (Response to Public Consultation) of the committee report.

- 8.19 **Solar House does not have any outdoor space to hosts its outdoor events –**  
*There is no requirement in planning policy for such a facility to provide outdoor space.*
- 8.20 **Recent Traffic Report online has not been subject to public consultation –**  
*The latest traffic document uploaded to the website was the Council's Traffic and Development response. This does not form part of the submitted documents and is not subject to public consultation.*
- 8.21 **Existing single entrance to the car park of Solar House to the plans will remain on Highwood Avenue. This is totally inadequate and will result in a serious bottleneck from the High Road and create a danger in terms of road safety -** *the existing access from Highwood Avenue to the rear parking area of Solar House is an established access which serves the existing office building. The proposal does not seek to amend the access or to increase the number of parking spaces to the rear. In comparison, if the building was to be fully occupied for its current office use, then the same number of vehicles and trips could be generated as compared to the proposed use.*

<p><b>16/5632/FUL</b> <b>St Barnabas Church, 42 Holden Road, Woodside Park, London, N12 7DN</b> <b>Pages 71 - 104</b></p>
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Amend the recommendation to the following:

**Recommendation:**

- a) *In the event that members resolve to refuse or defer application 16/5639/FUL, members defer this application;*
- b) *In the event that members resolve to approve application 16/5639/FUL, that upon completion of the agreement specified in Recommendation I, the Head of Development Management approve planning application reference 16/5632/FUL subject to the following conditions and any changes to the wording of the conditions considered necessary by the Interim Head of Development Management.*

## **RECOMMENDATION I:**

*That the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation 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. Re-provision of existing D1 floorspace (1,015 sqm).*
- 4. Commitment to 3 apprenticeships and 3 progression into work places. Seek that there is a local supply chain target of 30%; local labour target of 30% (and reporting on both); forecasting of job opportunities; and notification of job vacancies*
- 5. Contribution towards affordable Housing £400,000*
- 6. Monitoring of legal agreement £1,000*

The Following paragraphs are added to Section 4 (Public Consultation) of the committee report:

- 4.5 Since the publication of the committee report, a further 4 responses have been received, comprising 4 letters of objection. This would produce a total of 8 letters of objection and 1 letter of support.*
- 4.6 The further objections received can be summarised as follows:*
  - Church should redevelop its existing church site;*
  - Moving the parking and traffic problem from Holden Road to Solar House;*
  - Visual impact of development at Holden Road;*
  - Proper consideration has not been given towards the affordable housing obligations;*

The following paragraphs are added to Section 8 (Response to Public Consultation) of the committee report:

- 8.9 Church should redevelop its existing church site** – *the church has provided its justification for seeking an alternative building which is contained within the submitted Planning Statement of 16/5639/FUL. It is not for Planning Officers' to assess the church's motives and future goals. Barnet Council policy DM13 seeks that where there is a proposed loss of community space, this should either be re-provided on site in the redevelopment or the relocated elsewhere on the basis that the equivalent quality and quantity of floorspace is provided.*

- 8.10 **Moving the parking and traffic problem from Holden Road to Solar House –** *The parking and traffic impacts at Solar House have been separately assessed by the Council's Traffic and Development service within application 16/5639/FUL.*
- 8.11 **Visual impact of development at Holden –** *Planning Officers have considered the visual impact of the individual elements of the proposed development, their relationship to each other and the impact on the existing site, streetscene and surrounding area. The assessment of this aspect is contained within the report.*
- 8.12 **Proper consideration has not been given towards the affordable housing obligations –** *The applicant has submitted a Viability Assessment which has been independently assessed in accordance with the relevant Barnet Local Plan policies and Supplementary Planning Guidance. The independent report confirmed that the proposed development is not viable with nil affordable housing. Therefore the proposed development does not conflict with Barnet's affordable housing policies.*

**15/03873/FUL**  
**Old Fold Manor Golf Club**  
**Pages 105-134**

Amend condition 13 to the following (*to change the trigger point at which the condition is active, to enable limited works to take place whilst the haul road is being constructed*):

No development works other than tree removal works, stripping of top soil, and installation of reptile fencing, shall take place until the means of vehicular access to the site from St Albans Road, the site compound and site haulage/access road have been constructed in accordance with any consents/permissions obtained from the relevant Authority.

Reason: To ensure the proposed development is implemented in accordance with the approved details and from a safe and useable access point from the public highway, to avoid danger to highway safety and to avoid damage to trees in accordance with Policies DM01, DM06 and DM17 of the Development Management Policies DPD.

**16/5606/FUL**  
**Ashmole Academy Summit Way Southgate London N14**  
**Pages 135 -166**

### **Consultation**

Since the publication of the committee report, a further 37 letters of support have been received. The letters of support do not add further points to those already noted in the committee report.

Emergency Services have formally raised no objection to the proposal.

### **Highways**

Notwithstanding the trip assessment undertaken in the Transport Assessment which was based on the Ashmole Academy's Mode Split, the consultants were requested to provide trip assessment based on the mode split information provided by the Council's Travel Plan Coordinator based on the average mode split for primary schools in the borough to ensure the trip assessment is robust. The result of the revised trip assessment is as follows.

The revised prediction based on the Council's request during the AM Peak Hour (8:00 to 9:00) would be 142 vehicular trips (comprising 128 single occupancy and 13 car share trips) associated with the pupil drop off are expected.

In addition the consultants have confirmed that 2/3 of the staff trips are likely to occur at this time resulting in 19 vehicular trips associated with staff arrival during the AM peak. Therefore a total of approximately 161 vehicle trips are predicted on arrival and 142 vehicular trips on departure are predicted during the AM peak Hour.

142 vehicular arrivals are predicted during the PM school peak period (15:30 to 16:30). However, approximately 107 trips (75% of the predicted trips) are likely to occur during the peak hour and the remaining arrival occurring at a later time due to after school club activities.

The total vehicular departures predicted during the PM peaks are 121 vehicular trips comprising 107 vehicular trips and 14 staff vehicular trips (50% of the staff trips).

### **Need**

Pupil projections are generated by the Greater London Authority (GLA) and take the following into account:

- The number on roll at Barnet schools from the January Census
- Housing development data
- Births, migration and fertility data.

To calculate the deficit/surplus of school places, the council compares the number of permanent school places against the pupil projections to estimate how many additional forms of entry are likely to be required. The GLA projections along with admission data and parent preferences allow the Borough to plan for future need.

In the eastern part the borough area, the Council has funded the expansion of Brunswick Park and Monkfrith primary schools due to the increased and sustained demand for additional primary places in the area. These expansions have helped to meet the demand for additional primary school places in the area but projections indicate that more is needed.

In September 2016, in its first year of opening, there were 60 pupils at Ashmole Primary School. There are no vacancies in surrounding primary schools with the exception of Osidge primary school, which has 10 vacancies. In the absence of the new Ashmole provision and even assuming that 10 parents would have accepted the offer of one of the vacancies at Osidge, the borough would once again, have been short of school places in this area.

To date, Ashmole has received **238** applications for 60 places offered in the 2017 academic year - 52 of which are within a 500m walkable catchment. The rapid population growth, long waiting lists and the delivery of new housing developments strongly suggests a need for more school places. The new provision at Ashmole Primary School enables the council to meet its responsibility to ensure school places are available for every child who needs one.