

Decisions of the Finchley and Golders Green Area Planning Committee

14 June 2017

Members Present:-

Councillor Eva Greenspan (Chairman)
Councillor John Marshall (Vice-Chairman)

Councillor Arjun Mitra Councillor Shimon Ryde
Councillor Alan Schneiderman Councillor Jim Tierney
Councillor Melvin Cohen

Apologies for lateness:
Councillor Alan Schneiderman

1. MINUTES OF LAST MEETING

RESOLVED – That the minutes of the meeting held on the 9th May 2017 be agreed as a correct record.

2. ABSENCE OF MEMBERS (IF ANY)

None.

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

Councillor Mitra declared a non-pecuniary interest in relation to item 6 and 7 – The Sternberg Centre, by virtue of one of the speakers being a previous customer of his mother.

Councillor Melvin Cohen declared a non-pecuniary interest in regard to 18 Clifton Gardens, by virtue of the development being next to his firm's car park.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. ADDENDUM (IF APPLICABLE)

The Committee noted the Addendum.

6. BIG SITE ALLOTMENTS NW11 - TPF/O183/17

The Planning Officer introduced the report.

The Planning Officer noted that there was an error in the addendum and that 205 objections had been rather than 204.

An oral representation was made in objection to the item by Mr Tony Chilchick.

An oral representation was made in objection to the item by Mr Julian Glaser.

Following discussion of the item, the Chairman moved to the recommendation in the report, which was to refuse the application due to the loss of the tree.

The votes were recorded as follows:

For 6
Against 0
Abstain 0

- Councillor Schneiderman was absent from the vote due to lateness and entering after discussion of the item had commenced.

The Committee therefore RESOLVED to REFUSE the application as per the Officers report.

7. FLAT 8 ULLSWATER COURT 92 HOLDERS HILL ROAD - 16/7639/CON

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The Planning Officer introduced the report.

The Environmental Health Officer discussed the application.

An oral representation was made in objection to the item by Franklin Dannenberg.

An oral representation was made in objection to the item by Alan Grahame.

An oral representation was made by Councillor Old, the Ward Councillor in objection to the item.

Following discussion the Chairman moved the motion to refuse the application. This was seconded by Councillor Mitra. The reasons given for refusal were as follows:

- The details of landscaping and boundary treatment would be contrary to the character and appearance of the streetscene and general locality and would also be contrary to policies DM01 of the Development Management Policies and CS5 of the Core Strategy,

Votes on the motion to refuse were recorded as follows:

For 6
Against 1
Abstain 0

The Committee therefore RESOLVED to REFUSE the application as per the reasons set out above.

8. BRONDESBURY CRICKET AND SQUASH CLUB 5A HARMAN DRIVE - 17/0239/FUL

The Planning Officer introduced the report.

An oral representation was made in objection to the item by Mr Dan Coppel.

An oral representation was made in objection to the item by Ms Anne Linton.

An oral representation was made by the applicant Mr Edward Ben-Nathan.

Following discussion of the item, Councillor Ryde moved the motion to defer the application in order to allow the applicant to prepare a management plan showing how the tennis court would be managed to prevent harm to neighbouring amenity. The motion was seconded by the Chairman.

The votes for the motion to defer the item were recorded as follows:

For 7
Against 0
Abstain 0

The Committee therefore RESOLVED to DEFER the item to a future meeting

9. 939 HIGH ROAD N12 8QR - 17/0947/HSE

The Planning Officer introduced the report.

An oral representation was made in objection to the item by Mrs Byrne.

An oral representation was made in objection to the item by a resident,

An oral representation was made by a representative for the applicant Mr Alex Atkinson.

Following discussion of the item, the Chairman moved to the recommendations set out in the Officers report, to approve the application subject to conditions.

For 3
Against 4
Abstain 0

The reasons for refusal were as follows:

The proposed extension would result in harmful loss of visual amenity due to loss of outlook to neighbouring residential occupiers. The proposal would be contrary to policy DM01 of the Development Management Policies.

The Committee therefore RESOLVED to REFUSE the application for the reasons outlined above.

10. 1A PATTISON ROAD NW2 2HL - 17/0884/FUL

The Planning Officer introduced the report.

An oral representation was made in objection to the application by Mr Gelley on behalf of Mrs Gelley.

Following discussion of the item, Councillor Marshall moved a motion that the item be deferred to the next meeting to allow officers to visit neighbouring residents at 404-406 Finchley Road to look at the impact of the proposals on these residents. The motion was seconded by the Chairman.

The votes for the motion to defer the item were recorded as follows:

For 6
Against 1
Abstain 0

The Committee therefore RESOLVED to DEFER the item until the next meeting.

11. THE STERNBERG CENTRE FOR JUDAISM 80 EAST END ROAD - 16/2455/FUL - AGENDA ITEM 6

The Planning Officer introduced the application, which related to The Sternberg Centre.

An oral representation in objection to the application was heard by Dr Kim Bryan.

An oral representation in objection to the application was heard from Sue Liu.

An oral representation was made on behalf of the applicant by Mr Daniel Rozenvelder.

Following discussion of the item, the Committee agreed to add the following additional conditions to the application:

- 1) A scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted is commenced.
- 2) All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.
- 3) Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and 7.21 of the London Plan 2015.

The Chairman moved to the recommendation in the cover report, which was to approve subject to conditions set out in the report and the additional conditions outlined above. Votes were recorded as follows:

For 5
Against 1
Abstain 0

- Councillor Mitra was absent from this vote due to his declaration of interest relating to this item.

The Committee therefore RESOLVED to APPROVE the application, subject to conditions as per the officer's report.

12. THE STERNBERG CENTRE FOR JUDAISM - 16/2456/LBC - AGENDA ITEM 7

An oral representation in objection to the application was heard from Sue Liu.

An oral representation was made on behalf of the applicant by Mr Daniel Rozenvelder.

Following discussion of the item, the Chairman moved to the recommendation in the cover report, which was to approve subject to conditions set out in the report. Votes were recorded as follows:

For 5
Against 1
Abstain 0

- Councillor Mitra was absent from this vote due to his declaration of interest relating to this item.

The Committee therefore RESOLVED to APPROVE the application, subject to conditions as per the officer's report.

13. 15 REDBOURNE AVENUE GROUND FLOOR FLAT - 17/2320/FUL - AGENDA ITEM 14

The Planning Officer introduced the report.

An oral representation was made in objection to the item by Mr Chris Wilson.

Following discussion of the item, the Chairman moved to the recommendation in the cover report to approve the application subject to the conditions set out in the report:

For 4
Against 3
Abstain 0

The Committee therefore RESOLVED to APPROVE the application subject to the conditions set out as per the Officers report.

14. THE AVENUE TENNIS CLUB THE AVENUE N3 2LE - AGENDA ITEM 8

The Planning Officer introduced the report, which related to Avenue Tennis Club.

An oral representation was made by the applicant Patricia Moore.

Following discussion of the item, the Chairman moved to the recommendations in the cover report, which were to approve subject to the conditions set out in the report.

Votes were recorded as follows:

For 7
Against 0
Abstain 0

The Committee therefore RESOLVED to APPROVE the application, subject to the conditions as per the officer's report.

15. 18 CLIFTON GARDENS NW11 7EL - 17/0998/FUL - AGENDA ITEM 16

The Planning Officer introduced the report.

An oral representation was made in objection to the item by Judy Berman.

An oral representation was made in objection to the item by Adrian Press.

An oral representation was made in objection to the item by Nick Ferguson representing the applicant.

Following discussion of the item the Committee agreed to add the following additional conditions to the application:

- 1) Before the development hereby permitted is first occupied cycle parking spaces and cycle storage facilities shall be provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.
- 2) The development shall thereafter be implemented in accordance with the details as approved under this condition and the spaces shall be permanently retained thereafter.

Reason: To ensure that cycle parking facilities are provided in accordance with the minimum standards set out in Policy 6.9 and Table 6.3 of The London Plan (2016) and in the interests of promoting cycling as a mode of transport 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.

Before the development hereby permitted is occupied details of proposed landscaping to screen the proposed parking spaces shall be submitted to and approved in writing by the local planning authority. b) All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

c) Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance to the development and protect neighbouring amenity in accordance with Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and 7.21 of the London Plan 2015.

The Chairman moved to the recommendations in the cover report which were to approve subject to conditions and the additional conditions outlined above.

Votes were recorded as follows:

For 2
Against 2
Abstain 2

The Chairman used her casting vote to approve the application.

*Councillor Cohen was absent from the vote due to his declaration of interest outlined above.

The Committee RESOLVED to APPROVE the application, subject to the conditions as the officer's report.

16. 69 FRIERN WATCH AVENUE N12 9NY - 17/0490/HSE - AGENDA ITEM 17

The Planning Officer introduced the report.

An oral representation was made in objection to the item by Mr Jan Piechowicz.

Following discussion of the item Councillor Schneiderman moved the motion to defer the item until after a site visit has taken place. The motion was seconded by Councillor Mittra.

The votes on the motion to defer the item were as follows:

For 4
Against 1
Abstain 2

The Committee therefore RESOLVED to DEFER the item to the next meeting.

17. STANHOPE COURT 53-55 STANHOPE ROAD - 17/1586/FUL - AGENDA ITEM 19

The Planning Officer introduced the report.

An oral representation was made in objection to the item by Mr Richard Ross.

Following discussion of the item, the Chairman moved to the recommendations to approve the application subject to the conditions outlined in the cover report. The votes were recorded as follows:

For 5
Against 2

Abstain 0

The Committee therefore RESOLVED to APPROVE the item subject to the conditions as per the Officer's report.

18. 3 CARLTON CLOSE NW3 7UA - 16/0325/HSE - AGENDA ITEM 11

The Planning Officer introduced the report.

An oral representation was made in objection to the item by the applicants agent.

Following discussion of the item, the Chairman moved to the recommendation in the cover report, which was to approve the report subject to the conditions set out in the report.

The votes were recorded as follows:

For 5
Against 1
Abstain 1

The Committee therefore RESOLVED to APPROVE the application.

19. LAND REAR OF 123-131 EAST END ROAD N2 0SZ - 17/1732/CON - AGENDA ITEM 20

The Planning Officer introduced the report.

An oral representation was made in objection to the item by Mr Alan Crossan.

Following discussion of the item, the Committee agreed to add the following additional conditions to the application:

To amend the plan informative for Tree Retention and Protection Plan Received 14/06/17;

Discharge of permission condition 18a and 18b. BS5837 Tree Survey, Tree Constraints & Tree Protection for proposed development (Received 14/06/2017)

The Chairman moved to the recommendation to approve the item subject to the conditions as per the Officer's report.

Votes were recorded as follows:

For 5
Against 2
Abstain 0

The Committee therefore RESOLVED to APPROVE the application.

20. 78 CREWYS ROAD NW2 2AD - 17/2300/FUL - AGENDA ITEM 12

The item was deferred by Officers before the meeting.

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

None.

The meeting finished at 9.15pm.