

Chipping Barnet Area Planning Committee
17 October 2017
Addendum to Officers Report

Pages 9 - 16
46 Alan Drive
17/5266/HSE

Following the Members' site visit, the plans have been amended to accurately show the position of the neighbour's garage. A distance of 0.75m will be maintained between the garage wall and the proposed extension wall.

Amendment to condition 1:

"The development hereby permitted shall be carried out in accordance with the following approved plans: 46AD/P200 Rev C."

Additional informative:

"The applicant is advised that the application has been considered on the basis of the information submitted including the ownership certificate. This permission does not override the rights of any other owner of any part of the land or any rights of access."

Pages 17 - 28
Wessex Court, 51 West End Lane
17/4338/FUL

Additional consultation response:

Highway officer: additional comments:

Access: *The current proposal would result in vehicles waiting on West End Lane for clear access into the site. As West End Lane is a narrow lane therefore any vehicles waiting in West End Lane would be causing obstruction to the free flow of traffic. Considering the number of vehicles being accommodated on site, the proposed access into the site via a gated access less than 4m wide is not acceptable on highway grounds as it would result in vehicles waiting on public highway. At least a 6m passing place would need to be provided on site by setting the gate back to allow vehicle approaching from public highway to wait until the access is clear in situations where vehicles are simultaneously accessing and exiting the site. This may also require traffic light system to ensure that the access allows priority to vehicles accessing the site from public highway.*

Refuse collection arrangement: *The proposed refuse collection would need to be within 10m of public highway and on a levelled surface at ground level with clear access on the day of collection. If the refuse vehicle is to access the site then the access road will need to be constructed to adoptable standards and the applicant will be expected to sign an indemnity agreement to ensure that the Council is not held responsible for any damage to the access road.*

Amendment to reason for refusal 2:

"The siting of the refuse and recycling storage facilities would result in inadequate vehicular access to the site by reason of the limited width of the access road which would lead to conditions prejudicial to the free flow of traffic and highway and pedestrian safety, contrary to policies DM01 and DM17 of the Adopted Barnet Development Management Policies DPD (2012), policy CS9 of the Adopted Barnet Core Strategy (2012) and the Residential Design Guidance SPD (adopted October 2016)."

Amendment to report – page 26 'Living conditions of future occupiers'

Since the publication of the report, additional information has been submitted with regard to refuse and recycling storage provision. Officers are satisfied that the number of storage containers is adequate to

serve the needs of the existing and future residents of Wessex Court. The second reason has been amended to reflect this but to include the concerns raised about the resulting reduced width of the access way.

Pages 51 - 56
7 Horseshoe Lane
17/5324/RCU

Additional consultation response:

The Urban Design and Heritage Team have been consulted on this application and raise no objections.

Totteridge CAAC have concerns over the height of the aerial.

Amended section 3: Proposal:

The aerial fitter has confirmed that the aerial is approx.. 4m high, not 274cm as set out in the officer report.