

**LOCATION:** Plot 299, 128 Colindale Avenue, London, NW9 4AX

**REFERENCE:** 17/2248/FUL

**Registered:** 06/04/2017

**WARD:** Colindale

**APPLICANT:** Planning Potential Ltd

**PROPOSAL:** Change of use of 97sqm of Plot 299 of 128 Colindale Avenue from flexible A1/A2/A3 use to a betting shop (Sui Generis use)

### **Recommendation**

Committee is recommended to review their resolution to grant permission by re-hearing the application in full including hearing from the objectors and the applicant. The Committee is therefore requested to reconsider and review the proposal for change of use to a betting shop (Sui Generis). The full Officer report and recommendation is attached at Appendix 1.

### **Background**

This application was originally presented to Planning Committee on 28 September. The Planning Officer report is attached at Appendix 1 and includes an Officer recommendation to approve the scheme subject to conditions. Following much debate, the Committee was 'minded to refuse', however, in the absence of agreeing a planning reason to refuse the scheme, the Committee requested Officers bring back a report to the next meeting, outlining reasons for refusal.

As requested, a report was presented to Planning Committee on 25 October providing five reasons for refusal to reflect the areas of concern raised at the meeting on 28 September. The Officer report is attached at Appendix 2. The Committee voted on each of the five suggested reasons for refusal and no majority was agreed on any of them. A recommendation was then moved and seconded to approve the application subject to the reasons and conditions outlined in Appendix 1. The application was then approved by the Committee but as yet no decision has been issued by the Council.

Following the meeting on 25 October, the Monitoring Officer advised that not all of the Members had all the information in front of them (from the earlier meeting on 28 September) including having heard from the objectors as well as the applicant and this could be perceived as having an impact on the decision.