

	<h2>Planning Committee</h2> <h3>5 November 2018</h3>
<p style="text-align: center;">Title</p>	<p>Referral from the Finchley and Golders Green Area Planning Committee: 1-5 Princes Parade and 1-3 Heather Gardens.</p>
<p style="text-align: center;">Report of</p>	<p>Head of Governance</p>
<p style="text-align: center;">Wards</p>	<p>Golders Green</p>
<p style="text-align: center;">Status</p>	<p>Public</p>
<p style="text-align: center;">Enclosures</p>	<p>Appendix A – Report considered by Finchley and Golders Green Area Planning Committee – 1-5 Princes Parade and 1-3 Heather Gardens.</p> <p>Appendix B – Addendum to FGG Committee 15 October 2018</p> <p>Appendix C – Updated Parking Beat Survey</p>
<p style="text-align: center;">Officer Contact Details</p>	<p>Tracy Scollin, Governance Officer Tracy.scollin@barnet.gov.uk 020 8359 2315</p>

<h2>Summary</h2>
<p>Agenda Item 12 (1-5 Princes Parade) of the Finchley and Golders Green Barnet Area Planning Committee on 15 October 2018 was referred up to Planning Committee, by the Chairman in accordance with the Council’s constitution. The Planning Committee is therefore requested to consider the recommendations and take a decision on them.</p> <p>Since the Finchley and Golders Green Area Planning Committee, the applicant has undertaken an updated parking beat survey to address the concerns of the Chairman. This is attached as Appendix C. The Council’s Traffic and Development service has reviewed the updated survey and is in agreement that sufficient parking spaces exist with the surrounding road network to accommodate the overspill parking from the proposed development.</p>

<h2>Recommendations</h2>
<p>1. That the Planning Committee consider and determine the application as set out in the report previously considered by the Finchley and Golders Green Area</p>

Planning Committee

1. WHY THIS REPORT IS NEEDED

- 1.1 The Constitution allows the Chairman of an Area Planning Committee to refer, prior to a vote being taken, any item that that he/she feels should be determined by the main Planning Committee. The Chairman must also give reasons for referring the item.
- 1.2 The attached report was considered by the Finchley and Golders Green Area Planning Committee on 15 October 2018.

2. REASON FOR REFFERAL

- 2.1 The Chairman referred the matter to main Planning Committee on the following grounds:

The Chairman informed the Committee, that she had decided to refer the 1-5 Princes Parade, Golders Green Road and 1-3 Heather Gardens NW11 9HS planning application to the main Planning Committee by virtue of paragraph 2.3 (e) of the Council's constitution. The reason for referral is that concerns have been raised about the parking survey relating to the application.

It was also noted that the speakers' rights would be automatically transferred to the main Planning Committee.

3. REASONS FOR RECOMMENDATIONS

- 3.1 As set out in the substantive report.
- 3.2 The Chairman of the Finchley and Golders Green Area Planning Committee had raised concerns regarding the submitted parking survey. As part of the referral to Planning Committee, the applicant was requested to carry out an updated parking survey.
- 3.3 The applicant has undertaken and submitted an addendum to the Transport Statement which provides an update to the parking impact assessment originally undertaken. The original Transport Statement considered a scheme comprised of thirty-one (31) residential apartments and 1,069sqm. Gross floor area (GFA) of retail space. Through discussions with the Planning Authority, the scheme was reduced to twenty- none (2) – with these comprising thirteen (13) one-bed units, thirteen (13) two-bed units and three (3) three-bed units.
- 3.4 The updated parking stress surveys were carried out overnight in the early hours of Thursday 18th October and Friday 19th October 2018. Within 200m of

the site 158 spaces were recorded which matches that identified in the original November 2017 surveys.

- 3.5 The results of the updated parking stress survey reported identified an existing parking stress of 65% on the local highway network within 200m or so of the site, with the number of spare spaces during the peak overnight period being on average fifty-six (56).
- 3.6 The primary conclusion from the updated survey is that there continues to be considerable spare on-street parking capacity. There would continue to be the scope to accommodate thirty-six (36) vehicles on-street associated with the proposed development without exceeding the 90% threshold.
- 3.7 The Council's Traffic and Development service has reviewed the updated survey and is satisfied with the method undertaken. The survey demonstrates that there are sufficient spaces for possible overspill parking from the future development and should protect existing residents parking amenity.

4. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 4.1 As set out in the substantive report.

5. POST DECISION IMPLEMENTATION

- 5.1 As set out in the substantive report.

6. IMPLICATIONS OF DECISION

6.1 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

- 6.2 As set out in the substantive report.

6.3 Legal and Constitutional References

- 6.3.1 The Council's constitution, permits a Chairman of an Area Planning Committee, to refer an application to the main Planning Committee, provided that it is referred before the vote is taken. The Chairman must give reasons for referring the application.

6.4 Risk Management

- 6.5 As set out in the substantive report.

6.6 Equalities and Diversity

- 6.7 As set out in the substantive report.

6.8 Consultation and Engagement

- 6.9 As set out in the substantive report.

7. BACKGROUND PAPERS

7.1 None.