

EAST AREA PLANNING SUB-COMMITTEE

4th October 2012

ADDENDUM TO ACTING ASSISTANT DIRECTOR OF PLANNING & DEVELOPMENT MANAGEMENT'S REPORT

All references in the recommendations which refer to the Assistant Director of Planning and Development Management should be amended to refer to the "Acting Assistant Director of Planning and Development Management"

Page 1
F/02942/12
42 Church Lane

One objection has been received on the grounds of increased parking pressures. The council's Development Management Team has not objected to the application. The recommendation to approve the application still stands.

Page 17
B/01631/12
Land to the rear of 39 Somerset Road

References to the Core Strategy and Development Management Policies DPD 'Examination in Public version' should be replaced with the text below:

Core Strategy (Adopted September 2012):

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the Local Plan (Core Strategy and Development Management Policies documents) is complete, 183 policies within the adopted Unitary Development Plan (UDP) remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy was adopted by the Council on 11 September 2012. It will be subject to a 6 week period of legal challenge which ends on 30 October 2012. Therefore very significant weight should be given to the 16 policies in the CS. The National Planning Policy Framework (NPPF) (para 216) sets out the weight that can be given to emerging policies as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS NPPF, CS1, CS5.

Development Management Policies (Adopted September 2012):

The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

The Development Management Policies DPD was adopted by the Council on 11 September 2012. It will be subject to a 6 week period of legal challenge which ends on 30 October 2012. Therefore very significant weight should be given to the 18 policies in the

DMP. The National Planning Policy Framework (NPPF) (para 216) sets out the weight that can be given to emerging policies as a material consideration in the determination of planning applications.

Relevant Development Management Policies: DM01 and DM02.

One additional letter of objection has been received, with the comments raised summarised as follows:

- No landslides have been recorded as no building works have taken place recently. The proposed building works could be a significant cause of land slippage and slope instability, subsidence and differential heave.
- Detailed surveys and reports have not been made available.
- Water is sucked out of clay soil during dry periods, causing clay to contract and leading to possible structural damage. Too much water in clay can lead to a subsidence risk.
- Proposed development will be visually intrusive when viewed from all neighbouring properties.
- Proposed roof terraces will result in a loss of privacy to neighbours.
- Proposed development is set back from Somerset Road, and concerns are raised around emergency access.

Page 29

B/04636/11

Oaklands, Lime Grove

The following informative should be added:

The applicant is advised that Totteridge Village is a Traffic Sensitive Road; deliveries during the demolition and construction period should not take place between 8.00 am-9.30 am and 4.30 pm-6.30 pm Monday to Friday. Careful consideration must also be given to the optimum routes for construction traffic and the Environment, Planning and Regeneration Directorate should be consulted in this respect.

Page 37

B/04527/11

Oaklands, Lime Grove

The following Informatives should be added:

1) The Mayor of London introduced a Community Infrastructure Levy on 1st April 2012 setting a rate of £35 per sqm on all 'chargeable development' in Barnet. Your planning application has been assessed to require a charge of **£3,710**.

This will be recorded to the register of Local Land Charges as a legal charge upon your site should you commence development. This Mayoral CIL charge will be passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

If Affordable Housing Relief or Charitable Relief applies to your development then this may reduce the final amount you are required to pay; such relief must be applied for prior to

commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: www.planningportal.gov.uk/cil

You will be sent a 'Liability Notice' that will provide full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the applicant for this permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice, this is also available from the Planning Portal website.

The Community Infrastructure Levy becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet statutory requirements, such requirements will all be set out in the Liability Notice you will receive.

If you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please contact us: cil@barnet.gov.uk.

2) The applicant is advised that Totteridge Village is a Traffic Sensitive Road; deliveries during the demolition and construction period should not take place between 8.00 am-9.30 am and 4.30 pm-6.30 pm Monday to Friday. Careful consideration must also be given to the optimum routes for construction traffic and details of this should be provided within the Construction Management Plan required by Condition no. 16.

Additional comments received by the Traffic and Development Team:

During the construction period, deliveries and construction vehicles should be managed to avoid vehicles parking on the public highways while waiting to enter the site.

Page 51
B/01780/12
Totteridge Village Hall

The following informative should be added:

The applicant is advised that the site lies within an Area of Special Advert Control and should contact the Local Planning Authority with regards to any specific proposals for adverts in association with the development.