

<b><u>MEETING</u></b> <b>PLANNING COMMITTEE</b>
<b><u>DATE AND TIME</u></b> <b>THURSDAY 26TH NOVEMBER, 2015</b> <b>AT 7.00 PM</b>
<b><u>VENUE</u></b> <b>HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BQ</b>

Dear Councillors,

Please find enclosed papers relating to the addendum which were not available at the time of collation of the agenda.

Item No	Title of Report	Pages
7.	ADDENDUM	1 - 4

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**PLANNING COMMITTEE MEETING**

**Thursday 26 November 2015, 7.00PM**

**ADDENDUM TO REPORT OF THE SERVICE DIRECTOR OF DEVELOPMENT MANAGEMENT  
AND BUILDING CONTROL** **AGENDA ITEM 7**

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**15/00286/FUL**

**Land at Edgwarebury Farm**

**Pages 35-68**

A petition, containing 139 signatures was submitted during the original round of public consultation for this application, stating that “we the undersigned object to the use of Green Belt land in Edgware (application number 15/00286/FUL) as a private golf course, with negative impacts on local wildlife, landscape and traffic.

Under the public consultation section of the committee report (4.1), reference is made to a petition which has been lodged on the council’s website containing 386 signatures. It should be noted that this figure has increased to 390 since the publication of the committee report.

Point 6 of Recommendation I (Monitoring of Agreement) should be changed to:  
“Monitoring of the Agreement - £1000”

Condition 7 to be amended to add the following additional points:

- “xi. details of hours of construction activities, deliveries, loading and unloading of plant and materials
- xii. a schedule of deliveries including maximum vehicle movements per day, and days within the months when deliveries will take place, over the life of the construction works.”

The wording of Condition 15 should be amended to add the words ‘and ecological’ after ‘The landscape (...management plan)’.

Point 3 of Condition 15 to be change from “Details of any new habitats created on site” to “Details of any new habitats created on site and habitat enhancement”

Condition 16 to be reworded to the following:

- a) Prior to the development hereby permitted being first brought into use, details of the all-weather permissive path shown on drawing 02-450-PA03 Rev A including materials, levels, method of construction, route, and details of access rights, shall be submitted to and approved in writing by the Local Planning Authority.
- b) The path shall thereafter be constructed in accordance with the details approved under this condition prior to the development hereby permitted first being brought into use, and maintained as such thereafter in accordance with the approved details.

Reason: To preserve the openness and public accessibility of the site, in accordance with Policy 7.19 of the London Plan and Policies CS7 and DM15 of the Local Plan.

Condition 25 to be deleted (as it duplicates the requirements of Condition 16).

The following additional condition to be added:

The details required to be submitted pursuant to Conditions 6, 7, 10, 20 and 21 imposed by this Planning Permission shall be submitted to the LPA for consideration at the same time.

Reason: To enable the proper consideration of matters relating to tree, hedgerow, protected species and habitat protection and areas of the site to be used for construction activities, in accordance with Policies DM01, DM15, DM16 and DM17 of the Development Management Policies DPD.

Informative 5 to be amended to include the following:

In addition, HGV movements should be timed to take place, wherever possible, outside of morning and afternoon peak times and this should be reflected in the details to be submitted pursuant to condition 7.

Informative 11 to be reworded to include a reference to the Barnet Borough Group of the London Wildlife Trust.

The following additional informatives to be added:

The applicant is reminded that, in respect of Condition 20, provision should be made for the Ecological Clerk of Works to be present prior to any works (including any site clearance) taking place on site.

The applicant is reminded that in respect of Condition 15, the submitted details should include details of the specific measures to provide and/or enhance habitat for lapwing, hobby, and other species referred to in the submitted ecological reports.

Recommendation IV – The date for the agreement to be completed or unilateral undertaking submitted to be changed from 1 December 2015 to 29 January 2016.

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**Reference: 15/02918/FUL**

**Address: The Alexandra, 1 Church Lane London N2 8DX**

**Pages 69-94**

Since the report was written, the following (1) additional letter of support have been received:

- Former police officer recalls the pub being a “place of criminal and anti-social behaviour and a location to which my colleagues and I were called to on a number of occasions”
- Visited the restaurant and calmness and aesthetic appeal of the location are felt immediately: the fact that the venue is alcohol-free lends itself to this atmosphere.
- Some surrounding estates have their own social problems so a venue such as this could only enhance an area like this.
- “Anyone who has visited the venue will know that these allegations about noise and smoke are wildly exaggerated to the point of fabrication”

In addition, a letter containing the names of other health professionals was also submitted since the report was written and can be summarised as follows:

- Based on research by the World Health Organisation, Action on Smoking & Health and the American Lung Association, the shisha use proposes substantial risk to public health.
- Shisha smoking delivers significant amounts of tar, nicotine, nitric acid and heavy metals and users are exposed to high levels of carbon monoxide and polycyclic aromatic hydrocarbons due to the burning of charcoal.
- Air quality of shisha cafes has been shown to be worse than the air quality of venues permitting cigarette smoking.
- Second hand smoke- Urine samples of children, and air samples of their bedrooms, in homes where shisha smoking occurs were found to contain significant levels of nicotine and cancer-causing chemicals
- The application is likely to emit 4,300 litres of toxic second-hand tobacco smoke every hour.
- 17% of Barnet residents die in Barnet every year from smoking-related illnesses.
- Accepting this application, Barnet Council may undermine its own local health improvement strategies

**Reference: 15/04371/S73**

**Address: Stonegrove and Spur Road Estate, Edgware**

**Pages 95-120**

Since the report was written an additional 6 letters of objection have been received along with an objection from London Assembly Member Andrew Dismore and another letter of objection from the three adjoining ward councillors for Cannons Ward, Harrow. A Petition of Objection signed by 41 neighbouring residents has also been received.

The correspondence raises the following issues:

- Proposal not a minor change and will overdominate the street;
- Added height to the proposal will result in overlooking and will be over imposing when viewed from the Harrow side of the A5;
- Proposal would be too large and dominant in the street scene.

*(Officer Comment: The increase in massing of the amendments of the apartment block is considered acceptable in the streetscene representing a marginal increase which is partly compensated by reductions in massing elsewhere along the streetscene.)*

- Proposal would increase number of units on the site;

*(Officer Comment: No increases in unit numbers are proposed as part of this application although the size of units does increase.)*

- Proposal would result in additional parking demand from larger units which is not accommodated in the proposal;
- Proposal would result in increased traffic generation;

*(Officer Comment: The proposed parking provision is in accordance with the agreed parking strategy for the Stonegrove development.)*

- Proposal would set precedence for other modifications

*(Officer Comment: Planning applications need to be considered on their own merits. Any future changes would be subject to planning control.)*

- Proposal would break previous promises to Harrow residents regarding the height of the scheme.

*(Officer Comment: It is not possible to comment on what may have been discussed and advised to Harrow residents when the original reserved matters application was considered, although there is nothing in planning law to prevent applicants seeking modifications to permissions post approval.)*

- Barratts have started construction of top storey without benefit of planning permission. This may result in pressure to Barnet Councillors to approve the application;

*(Officer Comment: It is not illegal to carry out works without planning permission although this is entirely at the applicants own risk. Councillors are reminded that applications need to be considered on their merits and as such should not be approved or refused simply because some of the works have already been carried out.)*