

<u>MEETING</u> PLANNING COMMITTEE
<u>DATE AND TIME</u> MONDAY 4TH MARCH, 2019 AT 7.00 PM
<u>VENUE</u> HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BG

Dear Councillors,

Please find enclosed additional papers relating to the following items for the above mentioned meeting which were not available at the time of collation of the agenda.

Item No	Title of Report	Pages
1.	ADDENDUM (IF APPLICABLE)	3 - 10

mainplanning.committee@barnet.gov.uk

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PLANNING COMMITTEE

4 March 2019

AGENDA ITEM 5

ADDENDUM TO SERVICE DIRECTOR OF DEVELOPMENT MANAGEMENT AND BUILDING CONTROL'S REPORT

18/6035/FUL – 1069 Finchley Road, London, NW11 0PU (Item 6)

Pages 11-44

The address of the site was incorrectly referred to in the committee pack as “Rear of 1069 Finchley Road”, which is a different development site. The correct site address is:

18/5561/S73– Dollis Valley Estate (Phase 3) Barnet EN5 2TS

Pages 139-212

Additional correspondence has been received post the publication of the report. This includes a letter of support from the Chairman of the Dollis Valley partnership board on the grounds that the refusal of the application would prejudice the delivery of the Dollis Valley regeneration and that the regeneration has been carefully developed in partnership with existing residents and other stakeholders.

Additional comments have also been received from the public speaker at the Planning Committee Meeting of the 11th December, principally relating to the lack of speaking rights in relation to this deferred item and other issues relating to the clause in the lease preventing objections and the provision of social housing in the development.

CONDITION AMENDMENTS

P271

Condition 2

Drawing Numbers amended to read as follows:

Drawing Title	Drawing No. of plan submitted for approval
Landscape Drop In Surface Finishes Plan	TOWN621.01(08)3301 R05
Highway Layout General Arrangement Plan Sheet 1 of 5 (1:500 @ A1)	BXS-ARP-1C-XX-DR-TP-2101 P4
Highway Layout General Arrangement Plan Sheet 2(1:250 @ A1)	BXS-ARP-1C-XX-DR-TP-2102 P4
Highway Layout General Arrangement Plan Sheet 3 of 5 (1:250 @ A1)	BXS-ARP-1C-XX-DR-TP-2103 P3
Highway Layout General Arrangement Plan Sheet 4 of 5 (1:250 @ A1)	BXS-ARP-1C-XX-DR-TP-2104 P3
Highway Layout General Arrangement Plan Sheet 5 (1:250 @ A1)	BXS-ARP-1C-XX-DRTP-2105 3

P273

Conditions 7 & 8

The following wording to be deleted:

“or Site Engineering and Preparation works”

P275

Condition 14

Bullet 10 to be amended to read:

“The position of any proposed excavation within the recommended protective distance for retained trees in accordance with BS5837:2012”

P276

Condition 17

The following wording to be deleted:

“(including Temporary Works and preparatory Works save and except the works required in accordance with this Condition)”

P277

Condition 19

Bullet numbering to be corrected and to account for deletion. Bullet numbered iii) to be deleted as follows:

“iii) Evidence of third party agreement for discharge to their system;”

P279

Condition 23

Condition amended to read as follows:

“No development hereby permitted shall take place on any part of the land subject of this planning permission (excluding land owned by the Council) until the relevant part of the land has been bound by a planning obligation entered into pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) in substantially the terms set out below:

“The Owner covenants with the Council that from the date of implementation of planning permission reference [x] on any part of the land shown edged red on Plan [x], no further works shall be carried out on the said land pursuant to planning permission reference F/04867/13 dated 23 July 2014.”

NEW CONDITION:

Condition 24 to be added as follows:

“Notwithstanding the approved plans tracking diagrams shall be submitted to the Local Planning Authority for approval to demonstrate that loading bays on High Street South can safely accommodate two 10m Rigid vehicles and that the loading bay on Claremont Park Road can safely accommodate a 10m rigid vehicle. Any changes required to the layout of these loading bays in order to accommodate the vehicles described above and any associated landscaping changes shall be submitted to and approved in writing by the Local Planning Authority Prior to commencement of the development Hereby Approved.

Reason: In the interests of highway safety in accordance with London Borough of Barnet’s Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.”

INFORMATIVE AMENDMENT

ADDITIONAL INFORMATIVE:

Informative G to be added as follows:

“The surface water drainage scheme will require a third party agreement with Thames Water for discharge to their system prior to implementation.”

CONDITION AMENDMENTS

P346

Condition 2

Condition amended to read as follows:

“Community Facilities (Market Quarter Zone) (Management Plan)

Prior to the commencement of the proposed D1 (Community Facility (Market Quarter Zone)) use, details of the internal layout and an Operational Management Plan, shall be submitted to and approved in writing by the local planning authority.

The Operational Management Plan shall include details of:

- a. Overview of use and proposed facilities*
- b. Hours of use and activities*
- c. Typical number of users*
- d. Occupancy estimates at peak hours*
- e. Access, Security and noise management*

The Community Facility shall be used in accordance with approved details thereafter, unless otherwise confirmed in writing by the Local Planning Authority.

Reason: To ensure the development is implemented in accordance with the permission sought and to ensure that occupation and use of the premises does not prejudice the amenities of the future and neighbouring residential occupiers.”

P347

Condition 3

Condition to be deleted given duplication within ‘Condition 2’:

Use Restrictions

~~*“The D1 (Community Centre) floor space shall be used only as a community centre, in accordance with details approved under condition 2 of this permission, and shall not be used for any other purpose (including any other purpose in Class D1) of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.”*~~

~~*Reason: To ensure the development is implemented in accordance with the permission sought and to enable the Local Planning Authority to retain control of the use of the floor space within the Use Class specified so that occupation of the premises does not prejudice the amenities of the future and neighbouring residential occupiers.”*~~

P347
Condition 6

Hours of Opening amended for A3 and D1/D2 uses from 7:30am-11:00pm to 7:30am-12:00pm.

Addition of Wording: *“Unless otherwise agreed in writing by the Local Planning Authority.”*

P348
Condition 7

Amended as follows:

“Notwithstanding the submitted plans, construction of the relevant part of the development hereby permitted shall not proceed ~~above ground floor damp proof course level~~ unless and until details of materials (including samples) to be used for the external surfaces of the building and hard surfaced areas within the plot shall be submitted to and agreed in writing by the Local Planning Authority including, though not limited to:”

P348
Condition 8

Amended as follows:

“Notwithstanding the submitted plans, construction of the relevant part of the development hereby permitted shall not proceed ~~above ground floor damp proof course level~~ unless and until the following construction details at 1:20 scale (except where otherwise indicated) shall be submitted to and agreed in writing by the Local Planning Authority:”

P348-349
Condition 9

Amended as follows:

“Notwithstanding the submitted plans, construction of the landscaping associated with the development hereby permitted shall not proceed ~~above ground floor damp proof course level~~ unless and until details of the species and size of all plants, trees and shrubs shall be submitted to and approved in writing by the Local Planning Authority.”

P349
Condition 10

Amended as follows:

Notwithstanding the submitted plans, construction of the Play features, Seating, and Ecological Enhancements ~~development~~ hereby permitted shall not proceed ~~above ground floor damp proof course level~~ unless and until full details and specifications of the: ~~Play features, Seating, and Ecological Enhancements~~ in accordance with the principles within the Landscaping Design Statement, prepared by Andy Sturgeon Design (October 2018)

shall have been submitted to and approved in writing by the local Planning Authority and shall thereafter be delivered in accordance with the approved details.

P349
Condition 11

Amended as follows:

“Notwithstanding the submitted plans, construction of the cycle parking facilities ~~development hereby permitted shall not proceed above ground floor damp proof course level unless and until approved details of cycle parking facilities including types of stands, number of spaces and layout, within the designated cycle parking areas in Plot 13 and at ground floor level shall be submitted to and approved in writing By the Local Planning Authority.~~”

P350
Condition 15

Amended as follows:

“Notwithstanding the submitted plans, no external lighting on the buildings or within the public realm hereby approved shall be installed unless full details of the lighting construction of the development hereby permitted shall not proceed above ground floor damp proof course level unless and until full details of a Lighting Strategy for illumination including any lighting of building elevations and podium amenity space and balconies including:

- Locations
- Lux levels
- Operating hours
- Associated lighting posts or other furniture

has ~~shall~~ been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details.”

P351
Condition 19

The following text to be added: *“...unless agreed in writing with the Local Planning Authority.”*

OTHER AMENDMENTS

Page 288 (Chapter 3.4 Pre-Reserved Matters Conditions)

Appendix 3 2 of this report shows those Pre-Reserved Matters Conditions for Phase 1 (South) and Phase 1C which have relevance to Plot 13 but have yet to be formally determined.

Page 292 (Chapter 5.1 Key Relevant Planning Policy)

Note repetition of paragraph.

Page 336 (Sustainability Chapter

Those of relevance to this RMA application for Plot 12 13 are explained and assessed in this section. An 'Energy and Sustainability Statement', prepared by Sweco, dated October 20~~8~~ 2018 forms part of this submitted documentation for Plot 13.

In relation to the residential homes, the Council recently approved an NMA application 18/6445/NMA (~~18/6645/NMA~~) to remove condition 35.1 (Level 4 requirement of the Code for Sustainable Homes) from the s73 permission.

Page 355 (Access and Inclusivity Chapter)

The relevant standards are; Part M4 (2) (Accessible and Adaptable Dwellings) of the Building Regulations which replaces Lifetime Homes requirements, and Part M4(3) (Wheelchair User Dwellings Accessible) which relates to wheelchair accessible/adaptable housing replacing the current wheelchair housing standards.

Page 310 – 311

Updated Revised mix table

Unit size		Number of units	% of Plot 13 mix	% of Plot 13 mix	RDSF Site Wide Private Target Mix (Para 2.23)
Studio person	1	31	8.9%	48.3%	35%
1 bed person	2	137	39.4%		
2 bed person	4	150	43.1%	43.1%	47%
3 bed person	6	28	8%	8.6%	18%
4 bed person	8	2	0.6%		
Total		348	100%	100%	100%

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