

MEETING

PLANNING COMMITTEE C

DATE AND TIME

THURSDAY 3RD MARCH, 2022

AT 7.00 PM

VENUE

HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BQ

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	MINUTES OF THE LAST MEETING	3 - 10

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Decisions of the Planning Committee C

17 January 2022

Members Present:-

AGENDA ITEM 1

Councillor Stephen Sowerby (Chairman)
Councillor John Marshall (Vice-Chairman)

Councillor Claire Farrier
Councillor Nizza Fluss
Councillor Linda Freedman

Councillor Nagus Narenthira
Councillor Laurie Williams

1. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the meeting held on 14 December 2021 be agreed as a correct record, subject to the following amendment:

Minute 6 – Land North of Graham Lodge

Delete word 'abstained' and replace with 'not present' and replace '0' with '2' in the bottom column. This is because there were no abstentions but two Members in attendance at the meeting were not present for this item.

2. CHAIRMAN'S INTRODUCTION

The Chairman welcomed everyone to the meeting and outlined the covid protocols.

It was also noted that Beth Shmuel Synagogue application would be the first item heard, consequently, changing the running order of the agenda.

The Chairman noted that agenda item 10, relating to Yew Tree Court, had been withdrawn at the applicant's request.

The Chairman also moved that agenda item 15, relating to Lee Close be deferred as the Principal Tree Officer, was not present at the meeting and the Chairman felt that this was essential when considering a report of this nature for Councillors to be able seek clarification from the officer before making a decision .

The Chairman's motion was seconded by Councillor Marshall.

RESOLVED unanimously that it be deferred for the reason outlined by the Chairman.

The Chairman also permitted a motion from Councillor Farrier, seconded by Councillor Narenthira, to defer agenda item 6, relating to 12 Larkspur Grove, for additional information so that the Councillors could assess the impact the change of use would have on the neighbourhood.

The Committee voted on deferring consideration of this item.

For (deferral)	3
Against (deferral)	4
Abstained	0

RESOLVED that the application be heard.

3. ABSENCE OF MEMBERS

None.

4. DECLARATION OF MEMBERS' DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS (IF ANY)

None.

5. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

6. ADDENDUM (IF APPLICABLE)

Items contained within the addendum were dealt with under individual agenda items. The Committee noted the addendum to the Planning Agenda which was published and circulated prior to the meeting.

7. BETH SHMUEL SYNAGOGUE 169-171 GOLDERS GREEN ROAD & 2 WOODSTOCK AVENUE LONDON NW11 9BY 20-6319-FUL (GOLDERS GREEN)

The Committee received the report.

Representations were heard from Shloime Berlinger (in support), Mr S Nissan (an objection which was read by the Governance Officer as the Objector was unable to attend in person) and the Agent.

The Committee voted on the Officer recommendation to approve the application:

RESOLVED unanimously that the application be approved subject to s106, the addendum AND the Committee grants delegated authority to the Service Director – Planning and Building Control to make any minor alterations, additions or deletions to the recommended conditions/obligations as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in their absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).

Following consideration of this item, the meeting was adjourned for 5 minutes to allow those interested in the above application to vacate the public gallery and allow those interested in the remaining items to join, in line with covid protocols.

8. 12 LARKSPUR GROVE EDGWARE HA8 9GB 21/5309/RCU (HALE)

The Committee received the report.

A representation was heard from Jagdeep Kaur in objection. The applicant was unable to attend. There was discussion amongst the Councillors regarding some of the comments made by the objector regarding disturbances at the property caused by the occupants of the care home.

It was moved by Councillor Farrier and seconded by Councillor Narenthira, that the application be deferred to assess the impact of the care home on the neighbourhood by seeking more information on the following:

- a) officers to explore and find any evidence to noise and disturbance including why the police and paramedics were called out on different occasions;
- b) how the care home is run including ofsted reports;
- c) request further comments from the Childrens Services ;
- d) information on the petition signed by 54 residents.

The Committee voted on Councillor Farrier's motion to defer the application (**noting that this would come back to Planning Committee C, as it's been part heard and that speakers would not be heard as only the additional information outlined in points 1-4 above would be considered as a continuation of the consideration of this application. Also noting that only the Members present at this meeting would be able to hear this item at the next meeting**):

For (deferral)	4
Against (deferral)	2
Abstained	1

RESOLVED that the application be deferred for the reasons outlined above.

9. 1 HOLMWOOD GARDENS, LONDON, N3 3NS 21/1232/PNH (FINCHLEY CHURCH END)

The Committee received the report.

A Representation was heard from the Applicant. The objector wasn't present.

The Committee voted on the Officer recommendation to approve the application:

RESOLVED unanimously that the application be approved, subject to conditions detailed in the report AND the Committee grants delegated authority to the Service Director – Planning and Building Control to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in their absence the Vice- Chairman) of

the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

10. SITE OF FORMER 2 ASHCOMBE GARDENS EDGWARE HA8 8HS 21/2384/FUL (EDGWARE)

The Committee received the report.

A representation was heard from the Agent.

The Committee voted on the Officer recommendation to approve the application.

RESOLVED that the application be unanimously approved, subject to conditions detailed in the report AND the Committee grants delegated authority to the Service Director – Planning and Building Control to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in their absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).

11. YEW TREE COURT BRIDGE LANE LONDON NW11 0RA 21/5116/OUT (GOLDERS GREEN)

The Committee noted that the application had been withdrawn by the applicant.

12. REAR OF 153 FRIERN BARNET LANE LONDON N20 0NP 21/2109/FUL (OAKLEIGH)

The Committee received the report.

The Committee voted on the Officer recommendation to approve the application, plus the following amendment from Officers with regard to Condition 19 as the ecological survey had now been received:

a) Before any site works, (including any temporary enabling works, site clearance, removal of existing vegetation, demolition or any investigative works referred in any other conditions, or development) hereby permitted commences, the applicant shall submit for approval an ecological survey, building on the recommendations contained in the Ecology Report dated 21/05/2021, incorporating details of measures to secure net biodiversity gain on the site in accordance with guidance set out within BS42040:2013: Biodiversity - Code of practice for planning and development, and guidance documents provided by the Chartered Institute of Ecology and Environmental Management (CIEEM) and the Royal Town Planning Institute (RTPI) for approval.

b) The development shall be implemented and thereafter permanently maintained in full accordance with details approved under this condition.

Reason: To ensure that nature conservation interests are not prejudiced by the development in accordance with Section 197 of the Town and Country Planning Act 1990 in accordance with Policy DM16 of the Local Plan Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy

DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and Policy G6 of the London Plan (2021)

And amend condition 1 to add "Ecology report by Cherryfield Ecology dated 21/05/2021"

RESOLVED unanimously that the application be approved, subject to conditions detailed in the report, the addendum and the revised condition 19 detailed above **AND** the Committee grants delegated authority to the Service Director – Planning and Building Control to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in their absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

13. 1 MANOR CLOSE BARNET EN5 4BP 21/1597/FUL (UNDERHILL)

The Committee received the report.

A representation was heard from Samuel Bonnerman in objection.

The Committee voted on the Officer recommendation to approve the application.

RESOLVED unanimously that the application be approved subject to conditions detailed in the report **AND** the Committee grants delegated authority to the Service Director – Planning and Building Control to make any minor alterations, additions or deletions to the recommended conditions/obligations as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in their absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).

14. 60 CORRINGHAM ROAD LONDON NW11 7BX 20/5573/HSE (GARDEN SUBURB)

The Committee received the report.

The Committee voted on the Officer recommendation to approve the application.

RESOLVED that the application be unanimously approved, subject to conditions detailed in the report **AND** the Committee grants delegated authority to the Service Director – Planning and Building Control to make any minor alterations, additions or deletions to the recommended conditions/obligations as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in their absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).

15. 228-232 HALE LANE EDGWARE HA8 9PZ 21/0275/FUL (HALE)

The Committee received the report.

Representations were heard from Councillor Simberg in support and the Applicant. Councillor Williams left the room part way through consideration of this item and did not partake in the voting.

The Committee voted on the Officer recommendation to refuse the application:

For (refusal)	2
Against (refusal)	4
Not present	1

It was moved by Councillor Sowerby and seconded by Councillor Fluss that the application be approved as the character of the road was mixed and the benefits outweigh the harm and that conditions be delegated to Officers in consultation with the Chairman.

For (approval)	4
Against (approval)	2
Not present	1

Subject to following conditions:

1.The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawings: 7318-PL-LP; 7318-PL01; 7318-PL03; 04214.01-5000-01 (Sheets 1-6); BC/002063-03_SC_100-01.

Design and Access Statement, p-ad, January 2021.

Consultation letter, London Borough of Barnet, 11 November 2021.

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).

2.This development must be begun within three years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

3.The materials to be used in the front boundary treatment hereby approved shall be as specified in the submitted application, brick wall and black painted metal to match existing.

Reason: To safeguard the visual amenities of the building and surrounding area in accordance with Policy DM01 of the Development Management Policies DPD

(adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

RESOLVED that the application be approved for the reasons outlined above.

16. LEE CLOSE (NEAR 13 - 24), BARNET EN5 5HP TPF-1068-20 (HIGH BARNET)

Consideration of this item was deferred to a future meeting at the beginning of this meeting as set out above.

17. ANY ITEM(S) THAT THE CHAIRMAN DECIDES ARE URGENT

None.

The meeting finished at 9.03pm

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