

Decisions of the Planning Committee

22 July 2020

Members Present:-

Councillor Shimon Ryde (Chairman)
Councillor Melvin Cohen (Vice-Chairman)

Councillor Jess Brayne	Councillor Tim Roberts
Councillor Claire Farrier	Councillor Mark Shooter
Councillor Eva Greenspan	Councillor Stephen Sowerby
Councillor Brian Gordon	Councillor Julian Teare
Councillor Nagus Narenthira	Councillor Laurie Williams

1. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the meeting held on 22 June 2020, be agreed as a correct record.

2. ABSENCE OF MEMBERS

None.

3. DECLARATIONS OF MEMBERS' DISCLOSABLE PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS

Agenda item 6 (9 beech Walk)

Councillor Gordon declared a non-pecuniary interest, with regard to predetermination, stating that he would not vote or partake on this application, as he was present and voted at the Hendon Area Planning Committee that referred the matter to this Committee.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. ADDENDUM (IF APPLICABLE)

Items contained within the addendum, would be dealt with under individual agenda items.

6. 9 BEECH WALK, LONDON (HALE)

The Committee received the report and the Addendum. The application had been referred from Hendon Area Planning Committee on 24 June, as that Committee neither approved nor refused the application.

Representations were heard from Mr Jamie Beaumont (Objector), Councillor Simberg and the Applicant.

It was moved by Councillor Farrier and seconded by Councillor Ryde that an informative be added regarding future use as an HMO and reminding the applicant that this would require planning permission.

The Committee voted on the Officer recommendation to approve the application and to add an informative regarding future use as an HMO:

FOR	9
AGAINST	2
ABSTAINED	0
DID NOTE VOTE	1

RESOLVED that

- 1. the application be approved, subject to the conditions detailed in the report AND the Committee grants delegated authority to the Service Director – Planning and Building Control or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions/obligations for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee);**
- 2. The applicant is reminded that conversion into a C4 HMO within the London Borough of Barnet or larger HMO will require Planning permission.**

7. COLINDALE GARDENS (FORMERLY PEEL CENTRE), AERODROME ROAD, NW9 5JE (COLINDALE)

The Committee received the report.

The Chairman explained that there could be some changes in primary legislation before the decision was issued on this matter, regarding use classes (this also applied to agenda item 8 – National Institute of Medical Research).

Consequently, Officers in consultation with the Chairman would use their delegated powers to approve technical changes, but any major or significant changes would come back to this Committee for approval.

Representations were heard from Adrian Popa (Objector), Laurence Womald (Objector), Councillor Sargeant and the Applicant.

RESOLVED that

1.The application, being one of strategic importance to London, must be referred to the Mayor of London. As such, any resolution by the committee will be subject to no direction to call in or refuse the application being received from the Mayor of London.

2.Subject to Recommendation 1 above, the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes of seeking to secure the following, subject to any changes as considered necessary by the Head of Development Management:

**(a) Legal Professional Costs Recovery
Paying the Council's legal and professional costs of preparing the Agreement and any other enabling arrangements.**

**(b) Enforceability
All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority.**

**(c) Affordable housing
35% affordable housing by habitable rooms across the whole development (up to 1161 habitable rooms in total) on the basis of the following::**

Detailed Component (Block X):

London Affordable Rent (55 Units)

15 x 1 Bed, 2 Person Units
13 x 2 Bed, 4 Person Units
27 x 3 Bed, 5 Person Units

Shared Ownership (43 Units)

18 x 1 Bed, 2 Person Units
14 x 2 Bed, 3 Person Units
11 x 2 Bed, 4 Person Units

Outline Component (indicative unit mix):

London Affordable Rent (168 Units)

54 x 1 Bed, 2 Person Units
43 x 2 Bed, 4 Person Units
71 x 3 Bed, 5 Person Units

Shared Ownership (156 Units)

116 x 1 Bed, 2 Person Units
40 x 2 Bed, 4 Person Units

**(d) Affordable Housing – Review Mechanism
Submission of an Early (if implementation is delayed) Stage Viability review.**

(e) Carbon Offset Payment

Payment of £182,880 (Detailed Phase) & TBA (Outline Stage) towards Carbon Offset to meet mayoral zero carbon target.

(f) Recruitment, employment and training

Forecasting of construction job opportunities; Notification of job vacancies; Local labour target; Jobs brokerage and skills training; Apprenticeships and work experience; Target local suppliers to be represented on subcontract/supply tender. All to the satisfaction of the Local Planning Authority.

(g) Travel Plan measures and monitoring:
Including Provision of Travel Plans covering the following:
Travel Plan – Residential -
Travel Plan – Non-Residential

An appropriate Travel Plan Monitoring Fee would also need to be paid in relation to the above plans.

(h) Colindale Tube Station Contribution
TBA contribution of up to £300,000 towards improvements at Colindale Tube Station if considered necessary.

(i) Overheating Guidance

Overheating Guidance to be provided to first occupiers of the residential units.

(j) Section 106 Monitoring contribution
Monitoring Contribution TBA.

(k) All financial contributions listed above to be subject to indexation.

3. That subject to Recommendation 1 and upon completion of the agreement specified in Recommendation 2, the Service Director Planning & Building Control or Head of Strategic Planning to approve the planning application reference 19/6512/OUT under delegated powers, subject to the following conditions, detailed in the report.

FOR	9
AGAINST	2
ABSTAINED	1

8. NATIONAL INSTITUTE OF MEDICAL RESEARCH, THE RIDGEWAY, NW7 1AA (MILL HILL)

The Committee received the report.

The Chairman explained that there could be some changes in primary legislation before the decision was issued on this matter, regarding use classes.

Consequently, Officers in consultation with the Chairman would use their delegated powers to approve technical changes, but any major or significant changes would come back to this Committee for approval.

Representations were heard from Mr Laurence Bard, Roger Tichborne and the Agent.

RESOLVED that

1. The applicant and any other person having a requisite interest in the site be invited by way of an agreement into a Deed of Variation, linking this full planning application to the extant consent, by varying the section 106 Agreement dated 22 December 2017 (under Planning Reference 16/4545/FUL) in accordance with the terms set out in the Application Summary section of this report and to incorporate the following revisions.

- **Interpretation – Amended definition of ‘Residential Travel Plan Incentives Fund’ to increase the contribution from £138,000 to £153,000;**
- **Carbon Offset Payment of £72,576**
- **Schedule 1 – Revised Affordable Housing Plans;**
- **Schedule 2 – Revised draft planning permission (to comprise the fresh consent being applied for);**
- **Schedule 3 (Affordable Housing) – Part 1 to be updated to account for revised affordable housing commitments, in terms of the number of each unit size and tenure;**
- **Appendix 1 – Revised Affordable Housing Delivery Schedule; and**
- **Appendix 2 – Revised Affordable Housing Accommodation Schedule**

2. That upon completion of the agreement specified in Recommendation 1, and subject to the conditions detailed in the report, the Committee also grants delegated authority to the Service Director Planning & Building Control or Head of Strategic Planning 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 his absence the Vice-Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).

FOR	12
AGAINST	0
ABSTAINED	0

9. 3RD DEED OF VARIATION - WEST HENDON ESTATE, LONDON (WEST HENDON)

The Committee received the report.

The Chairman explained that this was the 4th **Deed of Variation** and not the 3rd Deed.

FOR	11
AGAINST	0
ABSTAINED	1

RESOLVED that the variation, as detailed within the report, be agreed.

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

Formal Adjoining Borough Consultation from LB of Enfield relating to applications that they have received in relation to the following site:

Address: Car Park Adjacent To Arnos Grove Station, Bowes Road, London, N11 1AN

The Chairman informed Members that he had agreed to this item as a matter of urgent business and explained that the item was for noting only.

Officers explained that the Council had been the recipient of formal consultation for this planning application and associated listed building consent.

Officers had concerns about lack of mitigation on Barnet streets as a result of displaced and overspill car parking and the impact on Barnet's infrastructure in terms of pressure on, for example, school places and this would be reflected in the response.

RESOLVED that the Urgent Business item be noted.

The meeting finished at 8.30pm