

Decisions of the Strategic Planning Committee

4 October 2023

Members Present:-

Councillor Nigel Young (Chair)
Councillor Richard Barnes (Vice-Chair)

Councillor Philip Cohen
Councillor Rishikesh Chakraborty
Councillor Paul Lemon

Councillor Richard Cornelius
Councillor Eva Greenspan
Councillor Val Duschinsky

Apologies for Absence

Councillor Claire Farrier

Councillor Shuey Gordon

1. MINUTES OF THE LAST MEETING

Councillor Nigel Young, Chair of the Strategic Planning Committee opened the meeting.

RESOLVED that the minutes of the previous meeting held on 12 September 2023 be agreed as a correct record.

2. ABSENCE OF MEMBERS

Apologies were received from Councillor Shuey Gordon and Councillor Claire Farrier, for which Councillor Arjun Mittra substituted for.

3. DECLARATIONS OF MEMBERS' DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS

Councillor Arjun Mittra stated that he would be stepping down from Item 6 as he had personal prejudicial interest on the item through working at City Hall with Councillor Anne Clarke, who was speaking on the item.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. ADDENDUM (IF APPLICABLE)

The Committee noted the updated information contained within the published addendum in relation to agenda item 6.

6. CLITTERHOUSE PLAYING FIELDS, CLAREMONT ROAD 22/5617/FUL (CRICKLEWOOD)

CLr Arjun Mittra stepped down from this item and left the Committee room.

The Planning Officer presented the report and addendum.

Luisa Vallejo addressed the Committee against the officers recommendation for approval.

Dan Hawkins addressed the Committee in support of the officers recommendation for approval.

The Committee received representations on the officers recommendations from:

- Councillor Alan Schneiderman
- Councillor Anne Clarke
- Councillor Guilia Innocenti

Morwenna Hall, the agent for the applicant, addressed the Committee in support of the application.

Following discussion, the Committee discussed the inclusion of the following amendments to the draft conditions set out in Appendix A of the Officer report, new condition and new informative. New text is shown underlined and deleted text shown struck through:

Condition 15 (Travel Plan)

15. Prior to first use or occupation of Part 1 of the development hereby approved a Clitterhouse Playing Fields Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Clitterhouse Playing Fields Travel Plan shall include:

- Appropriate objectives and targets to promote active/sustainable modes of travel strongly promoted as part of a package of measures which aim to drive down car mode share;
- The provision of maps online showing routes (and indicating distances and times) to the most common destinations within Clitterhouse Playing Fields from relevant public transport facilities and shared public town centre car parks to be delivered in Brent Cross Town;
- Communications strategy to ensure that active and sustainable travel means are promoted to those making bookings, including affirming that no car parking is permitted on site or adjacent local roads; and
- Arrangements for managing coach and mini bus drop-off activities and how these will be communicated to visiting users of the site to prevent inappropriate coach parking within the surrounding streets; and
- Monitoring programme and surveys to identify how users are travelling to/from the site in the future and enable targeting of future measures and initiatives to respond to feedback received.

The approved Clitterhouse Playing Fields Travel Plan shall be updated pursuant to this Condition after the first year of opening of the first all-weather artificial sports pitch within the development hereby approved and shall be thereafter reviewed at year 3 and year 5 after opening of the first all-weather artificial sports pitch.

The Clitterhouse Playing Fields Travel Plan (and any update to it) shall be implemented as approved for each Part or Phase of any Part of the development hereby approved and thereafter for the duration of the development hereby permitted.

Reason: To encourage the use of sustainable forms of transport to the Site in accordance with Policy CS9 of the Local Plan Core Strategy DPD (2012) and Policy DM17 of the Local Plan Development Management Policies DPD (2012).

Condition 27 (Materials for 3G pitches)

No formal changes to the condition were proposed but the Chair asked that it be minuted that the details of the materials to be used in the surface of the artificial 3G pitches be approved in consultation with the Chair of Strategic Planning Committee when the relevant application is made to discharge the condition.

Condition 29 (Estate Management)

29. Prior to first occupation of any Part or Phase of any Part of the development hereby permitted, an Estate Management Plan shall be submitted to and approved in writing by the Local Planning Authority setting out details of:

- (i) Establishment of an Estate Management Body for responsible for managing, cleansing, maintaining, repairing and/or renewing any area of public realm hereby permitted;
- (ii) Management and maintenance of all hardstanding, play and sports equipment, boundary treatments and furniture;
- (iii) Refuse collection;
- (iv) Security regime; and
- (v) Control of lighting across the site.; and
- (vi) Management measures in respect of the 3G artificial sports pitches to minimise the transference of surface dressing material beyond the enclosure of the pitches.

Reason: To ensure the successful management and ongoing maintenance and repair and upkeep of development is delivered to an appropriately high standard of safety and quality across the whole of the Development and protect the amenities of the area and neighbouring occupiers in accordance with policy DM01 of the Barnet Local Plan and saved Policies CGrick and C1 of Chapter 12 of The Council's UDP (2006), and Policy CS2 of The Council's Local Plan: Core Strategy DPD (2012).

Condition 47 (Drainage)

47. Prior to the commencement of each Part or Phase of any Part of the development hereby permitted details of the surface water drainage infrastructure to be implemented in that Part or Phase of any Part shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. Such detail shall include appropriate analysis to demonstrate how the relevant surface water drainage infrastructure achieves or reduces the agreed discharge rates set out in the document titled: Drainage Strategy Report Buro Happold, April 2023). For the relevant Part of the development comprising the 3G artificial pitches the drainage infrastructure shall include means of filtering run-off from the 3G pitches to capture any rubber crumb surface dressing material (if any) to prevent it from being carried into the Clitterhouse Stream. The surface water drainage infrastructure for the relevant Part or Phase of any Part shall thereafter be implemented as approved pursuant to this Condition.

Reason: To ensure that surface water runoff is managed effectively to mitigate flood risk and to ensure that SuDS are designed appropriately using industry best practice to be cost-effective to operate and maintain over the design life of the development in accordance with Policy CS13 of the Barnet Local Plan, Policies 5.13 and 5.14 of the London Plan, and changes to SuDS planning policy in force as of 6 April (including the Written Ministerial Statement of 18 December 2014, Planning Practice Guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems) and best practice design guidance (such as the SuDS Manual, C753).

Condition 52 (Community Access Plan)

52. Prior to the first use or occupation of Part 1 of the development hereby permitted, a Sports Facilities: Public Accessibility and Affordability Plan shall be submitted to and approved in writing by the Local Planning Authority and shall be based on the Draft Sports Facilities: Public Accessibility and Affordability Framework submitted with the application. The Sports Facilities: Public Accessibility and Affordability Plan shall set out the approach to providing discounted access, community access, school use and periods of free access to the sports facilities within the development hereby approved, including 1,000 hours of free community use per annum, as

well as facilities programming and sport and physical activity development to meet the needs of the local and wider population.

The approved Sports Facilities: Public Accessibility and Affordability Plan shall be updated pursuant to this Condition prior to the first use or occupation of Part 2 or any phase thereof.

The Sports Facilities: Public Accessibility and Affordability Plan (and any update to it) shall be implemented as approved for each Part or Phase of any Part of the development hereby approved and thereafter for the duration of the development hereby permitted.

Reason: To ensure appropriate public accessibility and affordability of access to sports facilities.

New condition to be added as Condition 53

53. Prior to the installation of any 3G all-weather artificial sports pitch within the development hereby permitted, details of the boot cleaning facilities, filter systems and any other relevant features within the boundary of the sports pitches for the capture of rubber crumb surface dressing material (if any) from the pitches to prevent transference of the material beyond the enclosure of the pitches, shall be submitted to and approved in writing by the Local Planning Authority. The details approved pursuant to this Condition shall be implemented accordingly.

Reason: To prevent the spread of rubber crumb or other surface dressing material from the 3G artificial sports pitches into the wider environment.

New informative to be added under the Highways and Transport section of informatives as number 8

8. In respect of Condition 17 of this of this permission the Car Parking Plan shall take account of the obligations set out in Schedule 3 of the S106 Agreement dated 23rd July 2014 associated with the S73 Permission in respect of the requirement to fund the Council's preparation and implementation of Controlled Parking Zones (CPZs) to mitigate the BXC development. The Car Parking Plan submitted pursuant to Condition 17 shall take account of any further on-street car parking controls that may be required in the Golders Green Estate area and other streets around Clitterhouse Playing Fields as necessary to control visitor parking impact.

The Chair then moved to vote on the officers recommendation to approve the application with the amendments to the conditions and informatives included.

Votes were declared as follows:

For – 9

Against – 0

Abstention – 0

RESOLVED that this item be approved in accordance with the recommendations of the report and subject to the conditions and informatives listed in the minutes.

RECOMMENDATION 1: The application is for development of playing fields where Sport England has objected and therefore shall be referred to the Secretary of State under the Town and Country Planning (Consultation) (England) Direction 2009. Any resolution by the committee will be subject to no direction to call in or refuse the application being received from the Secretary of State.

RECOMMENDATION 2: The applicant and any other person having a requisite interest in the site shall enter into a satisfactory Deed of Variation to make the necessary amendments to the existing Section 106 Agreement dated 22nd July 2014 attached to planning permission

F/04687/13 to amend the definitions of Clitterhouse Playing Fields Improvements (Part 1) and Clitterhouse Playing Fields Improvements (Part 2) as well as varying Schedule 23 (the Schedule of Mitigation Measures) and Schedule 28 (Phase 1B (South) Park improvements – Specification of Outline Design Principles) to reflect the revised Clitterhouse Playing Fields scheme set out in this application. Strategic Planning Committee grants delegated authority to the Service Director for Planning and Building Control or the Head of Development Management to agree the final form of the Deed of Variation.

RECOMMENDATION 3: Subject to Recommendation 1 and the LPA receiving no direction to call in or refuse the application from the Secretary of State, and upon completion of the deed of variation specified in Recommendation 2, the Service Director for Planning and Building Control or Head of Development Management shall APPROVE planning application 22/5617/FUL under delegated powers, subject to the recommended conditions listed in Appendix A of this report. The Strategic Planning Committee also grants delegated authority to the Service Director for Planning and Building Control or the Head of Development Management to make any minor alterations, additions or deletions to the recommended conditions and their attached reasons set out in Appendix A to this report and any associated Addendum provided this authority shall be exercised after consultation with the Chair (or in their absence the Vice-Chair) of the Strategic Planning Committee (who may request that such alterations, additions or deletions be first approved by the Strategic Planning Committee).

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

None.

The meeting finished at 9.30 pm