

Decisions of the Strategic Planning Committee

13 December 2023

Members Present:-

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

Councillor Claire Farrier	Councillor Richard Cornelius
Councillor Philip Cohen	Councillor Eva Greenspan
Councillor Rishikesh Chakraborty	Councillor Val Duschinsky
Councillor Paul Lemon	

Apologies for Absence

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 15 November 2023 be agreed as a correct record.

2. ABSENCE OF MEMBERS

Apologies were received from Councillor Shuey Gordon.

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

There were no pecuniary interests declared.

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 items 6, 7 and 8.

6. 116 VICTORIA ROAD BARNET EN4 9PA 22/3005/FUL - EAST BARNET

Councillor Rishikesh Chakraborty was not present for this item.

The Planning Officer presented the report and addendum.

Andrew Spyrou addressed the Committee against the officers recommendation for approval.

Simon Jenkins addressed the Committee against the officers recommendation for approval.

Gardiner Hanson, the agent for the applicant, addressed the Committee in support of the application.

Following discussion, Councillor Nigel Young proposed a motion to refuse the item based on overdevelopment of the site. Councillor Philip Cohen seconded the motion.

For – 7 (refusal)

Against – 1 (refusal)

Abstention – 0 (refusal)

RESOLVED

That this item be refused for the following reasons:

- 1) The proposed development by virtue of its design, siting, layout, building height, scale, mass and bulk of the proposal result in an excessive footprint including build form and hard surfacing in a heavily constrained site, resulting in an overly dominant and overbearing form of development on the streetscene and the character of its immediate local context, culminating in overdevelopment of the site contrary to policies D1, D4, D5, & D8 of the London Plan (2021) and CS5 of the Core Strategy (2021) and DM01 of the Development Management Document (2012) which seek to ensure buildings and places are of a high quality design, suitably located and sensitive to its context.
- 2) The proposed development does not include a formal undertaking to secure financial obligations towards affordable housing; carbon off-setting; highway mitigation; non-financial obligations towards skills, employment, enterprise, and training. The proposal would therefore not address the impacts of the development, contrary to Policies H4, H6, SI 1, SI 2, E11, T4, DF1 of the London Plan (2021); Policies CS3; CS4; CS and CS9 Local Plan Core Strategy (2012); Policies DM01; DM04; DM10 and DM17 of the Development Management Policies (2012), and the Planning Obligations SPD (adopted April 2013).

7. LAND AT 1-7 MOXON STREET AND AT 44 TAPSTER STREET INCLUDING LAND TO THE REAR OF 1-11 MOXON STREET AND OPPOSITE THE OLD PRINTWORKS BARNET EN5 23/3771/FUL - HIGH BARNET

Councillor Rishikesh Chakraborty entered the Committee room.

The Chair took the Planning Officer presentations for Item 7 and Item 8 one after another.

The Planning Officer presented the report and addendum.

Kerry Csuka, the agent for the applicant, addressed the Committee in support of the application.

Following discussion, the Committee moved to a vote.

For – 9 (approval)

Against – 0 (approval)

Abstention – 0 (approval)

RESOLVED

That this item be approved subject to a unilateral agreement and the Committee grants delegated authority to the Director of 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 Chair (or in their absence the Vice-Chair) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

8. LAND ADJACENT TO WHITINGS HILL PRIMARY SCHOOL, WHITINGS ROAD LONDON EN5 2QY 23/3772/FUL - HIGH BARNET

Kerry Csuka, the agent for the applicant, addressed the Committee in support of the application.

Following discussion, the Committee moved to a vote.

For – 9 (approval)

Against – 0 (approval)

Abstention – 0 (approval)

RESOLVED

That this item be approved subject to a unilateral agreement AND the Committee grants delegated authority to the Director of 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 Chair (or in their absence the Vice-Chair) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

9. ANY ITEM(S) THAT THE CHAIR DECIDES ARE URGENT

The Chair wished the Committee a Happy Hannukah, Merry Christmas and a Happy New Year.

The meeting finished at 8.42 pm