

Decisions of the Strategic Planning Committee

17 January 2024

Members Present:-

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

Councillor Claire Farrier
Councillor Philip Cohen
Councillor
Rishikesh Chakraborty

Councillor Richard Cornelius
Councillor Eva Greenspan
Councillor Shuey Gordon
Councillor Tony Vourou (substitute)

Apologies for Absence

Councillor Paul Lemon

Councillor Val Duschinsky

1. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the meeting held on 13 December 2023 be agreed as a correct record.

2. ABSENCE OF MEMBERS

Apologies were received from Councillor Paul Lemon who was substituted by Councillor Tony Vourou.

Apologies were received from Councillor Val Duschinsky.

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

None.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. ADDENDUM (IF APPLICABLE)

The Committee noted the updated information within the published addendum.

6. 679 HIGH ROAD LONDON N12 0DA - 23/4026/FUL - WEST FINCHLEY

The Planning Officer presented his report.

Mr Jon Murch, agent for the application, addressed the committee.

Further to a discussion the Chair moved to the vote, to include an amendment to Condition 12 and adding Condition 36:

12 a) The site shall not be brought into use or first occupied until details of the means of enclosure, including boundary treatments, have been submitted to and approved in writing by the Local Planning Authority. **The submitted details must ensure that the 3m high boundary wall between the rear of Nos. 1 - 27 Rosemont Avenue will remain in perpetuity at this height following the completion of the development.**

b) The treatment of boundaries should be permeable to species such as hedgehogs (*Erinaceus europaeus*) and common toad (*Bufo bufo*). Details of the location and route of hedgehog and toad highways shall be submitted to and approved in writing by the local planning authority. The hedgehog/toad holes should be a minimum of 13 x 13cm in size and provide ground level access between the application site and neighbouring land to enable connections and prevent the fragmentation of habitat.

c) The development shall be implemented in accordance with the details approved as part of this condition before first occupation or the use is commenced and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway in accordance with Policies DM01, DM03, DM16, DM17 of the Development Management Policies DPD (adopted September 2012), and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

36) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A, AA, B, and E of Part 1 of Schedule 2 of that Order shall be carried out within the houses of Terrace 5 hereby approved backing onto Nos. 1-27 Rosemont Avenue.

Reason: To safeguard the amenities of neighbouring occupiers, the health of adjacent TPO trees and the general locality in accordance with policies DM01 of the Development Management Policies DPD (adopted September 2012).

For (approval) - 9
Against (approval) - 0
Abstained – 0

RESOLVED that the application was approved.

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

None.

The meeting finished at 7.40pm