

# Decisions of the Assets, Regeneration and Growth Committee

7 September 2015

Members Present:-

Councillor Daniel Thomas (Chairman)  
Councillor Gabriel Rozenberg (Vice-Chairman)

Councillor Richard Cornelius  
Councillor Pauline Coakley Webb  
Councillor Philip Cohen  
Councillor Geof Cooke

Councillor Rohit  
Councillor Nagus Narenthira  
Councillor Shimon Ryde

## 1. MINUTES OF THE PREVIOUS MEETING

**RESOLVED** – that the minutes of the meeting held on 1st June 2015 be agreed as a correct record subject to the following amendments to:

### Item 3 - **DECLARATIONS OF MEMBERS DISCLOSABLE PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS**

Councillor	Agenda Item	Nature of Interest	Details
Pauline Coakley Webb	8	Disclosable non-pecuniary	That the Councillor is a trustee of Friern Barnet Community Library.
Philip Cohen	10	Disclosable non-pecuniary	That the Councillor's son is an employee of Barnet Homes.

### Item 5 - **PUBLIC QUESTIONS AND COMMENTS (IF ANY)**

Mrs Diane Culligan (Chair of Camden Community Sports and Football Association) made a public comment in relation to items 6 (Member's Item relating to Former Copthall School Grounds). Members asked questions following the comments, which were answered by Mrs Culligan

## 2. ABSENCE OF MEMBERS

None.

## 3. **DECLARATIONS OF MEMBERS DISCLOSABLE PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS**

Councillor	Agenda Item	Interest Declared
Geof Cooke	7	Non-disclosable pecuniary interest as one of the objector is known to the Councillor as

		they shared an office.
Geof Cooke	11	Non-disclosable pecuniary interest as his son went to Nightingale School
Nagus Narenthira	11	Non-disclosable pecuniary interest as Councillor is a member of Hanuman Community Centre

#### 4. REPORT OF THE MONITORING OFFICER (IF ANY)

There was none.

#### 5. PUBLIC QUESTIONS AND COMMENTS (IF ANY)

Mike Gee made a public comment in relation to items 7 (Land to the rear of 71 Holden Road, North Finchley). Members asked questions following the comments, which were then answered by Mike Gee.

Dennis Pepper made a public comment in relation to items 7 (Land to the rear of 71 Holden Road, North Finchley). Members asked questions following the comments, which were then answered by Dennis Pepper.

Robert Newton made a public comment in relation to items 7 (Land to the rear of 71 Holden Road, North Finchley). Members asked questions following the comments, which were then answered by Robert Newton.

Mary O'Connor made a public comment in relation to items 7 (Land to the rear of 71 Holden Road, North Finchley). Members asked questions following the comments, which were then answered by Mary O'Connor.

Jenny Brown made a public comment in relation to items 7 (Land to the rear of 71 Holden Road, North Finchley). Members asked questions following the comments, which were then answered by Jenny Brown.

Julian Silverman made public comments in relation to item 10 (Assets, Regeneration and Growth Annual Performance Report). Members asked questions following the comments, which were then answered by Julian Silverman.

#### 6. MEMBERS' ITEMS (IF ANY)

Councillor Coakley Webb had requested that a Member's Item on Brookdene Nature Reserve (land to the rear of 71 Holden Rd, N12).

**RESOLVED** - The Committee to consider the Members Item in conjunction with Item 7 - Land to the rear of 71 Holden Road, North Finchley.

#### 7. LAND TO THE REAR OF 71 HOLDEN ROAD, NORTH FINCHLEY

The Committee considered the report.

Peter Murphy from HGS addressed the committee in relation to this item Members asked questions which were then answered by Peter Murphy.

Councillor Cooke moved a motion that was duly seconded,

1. The committee notes that in pre-application advice to the applicant of the associated planning application (that became 15/04857/FUL) planning officers noted that the applicant wished to remove a protected tree from the private part of the site and stated "In order for the proposed scheme to be acceptable, clear justification must be made that: 1) The additional benefit delivered by the scheme in terms of the upkeep of the woodland would outweigh the removal of the TPO".
2. The committee considers that its power as land-owner granting a lease is stronger than any conditions that may be attached via the planning process and therefore stipulates that it approves the granting of a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase land at the rear of 71 Holden Road on a 150 year lease subject to planning and a tree maintenance plan and continuous public access to the land subject to
  - a. no lease be granted on a strip of land including at least all of the land designated as Metropolitan Open Space and a Site of Importance for Nature Conservation and all of the 8 metre zone specified by the Environment Agency to protect Dollis Brook and its banks;
  - b. no barrier be erected at any time on the boundary between the leased land and adjacent Council-owned land;
  - c. subject to agreement with the Environment Agency a wheelchair-accessible footbridge over Dollis Brook be provided by the lessee to afford public access to the leased land either directly to the non-leased part of the site or via adjacent Council-owned land;
  - d. a wheelchair-accessible path be provided at lessee expense from the footbridge in c) above to and through the non-leased part of the site;
  - e. the leased woodland be managed at lessee expense according to a plan agreed with both the Council and a suitable local wildlife group such as the Barnet Group of the London Wildlife Trust;
  - f. the non-leased woodland part of the site (adjacent to Dollis Brook) be managed at lessee expense according to the plan in e) above except that any requirements of the Environment Agency must be met.
3. Authority is delegated to the Chief Operating Officer in consultation with the Chairman of the Assets, Regeneration and Growth Committee to negotiate and finalise the terms of the Lease (including the 2 year call option) in accordance with the conditions in 2. above.
4. Officers are instructed to
  - a) arrange for a wheelchair-accessible path to be provided on the west side of Dollis Brook to give access to the footbridge coordinating with installation of the footbridge;
  - b) investigate the possibility of completing the Dollis Valley Greenwalk between Tillingham Way and the non-leased part of the site including the use of land belonging to Old Finchleians;
  - c) investigate sources of funding for b) above including the capital receipt from leasing land at the rear of 71 Holden Road N12, Community Infrastructure Levy and s106 payment from the associated planning permission (if granted) and any

available grant aid. That all developments by the council on council owned land should be 100% affordable housing”

Having been put to the vote the Committee voted:

For: 4  
Against: 5  
Abstain: 0

The motion was therefore lost.

The Chairman moved a motion that was duly seconded

“To include a new recommendation 5 – that a Local Wildlife Group be consulted in the drawing up of the Woodland Management Plan”

Having been put to the vote the Committee voted:

In Favour: 5  
Against: 0  
Abstain: 4

The motion was therefore carried.

The Chairman moved to the vote. Votes were recorded as follows

In Favour: 5  
Against: 0  
Abstain: 4

Immediately following the vote Councillor Cooke moved to refer the item to the next practicable meeting of Full Council. The reason given for the request to refer the item was that there had been a lot of opposition to the proposals and there was a need to ensure continuous public access.

- Councillor Narenthira
- Councillor Coakley Webb
- Councillor Cohen

**RESOLVED** – That having received the requisite number of support for referral, the item will be placed on the agenda for consideration by Full Council.

## 8. YOUTH ZONE

Keith Black and Simon Baker from Onside addressed the committee in relation to this item. Members asked questions which were then answered by Keith Black and Simon Baker.

Councillor Sargeant had requested to address the Committee on this item and made comments in relation to the item.

The Committee considered the report.

Councillor Cooke moved a motion that was duly seconded

“To delete recommendation 5 “That Committee confirms that its authority be delegated to the Chief Finance Officer in consultation with the Chairman of the Assets Regeneration and Growth Committee to agree the terms of any lease on such terms as is in the best interest of the council in relation to the development at Montrose Playing Fields ”

Having been put to the vote the Committee voted:

In Favour: 9  
Against: 0  
Abstain: 0

The motion was therefore carried.

The Chairman moved to the vote. Votes were recorded as follows

In Favour: 9  
Against: 0  
Abstain: 0

The Committee;

**RESOLVED –**

1. To give in principle support for the development of a Youth Zone in the West of the Borough, within the wards of Burnt Oak or Colindale. This is subject to the title and any matters affecting the Site or such other preferred location including any specific statutory constraints which may need to be addressed being investigated and found to be capable of satisfactory resolution and subject further to planning permission being granted.
2. To agree that up to £4.2m of infrastructure reserves will be invested in the Youth Zone project.
3. To note that the preferred location for the Youth Zone is Montrose Playing Fields.
4. To consider the public responses in relation to any future public advertising as required for a Council decision to dispose of the Site or any other proposed preferred site and determine the outcome of any objections.

**9. BURNT OAK HIGH STREET FUND**

Councillor Cooke had left the room during this item and did not vote.

The Committee considered the report.

Having been put to the vote the Committee voted:

In Favour: 8  
Against: 0  
Abstain: 0

The Committee;

## **RESOLVED**

1. To note the successful application for funding and agree the Burnt Oak High Street Fund project (valued at £617,464).
2. To approve the spending of £348,416, to be used to match £269,048 of Mayor of London's grant money to deliver the High Street Fund project in Burnt Oak Town Centre, subject to signing of a Grant Agreement with the GLA.
3. To delegate to the Commissioning Director, Growth & Development, the authority in consultation with the Chairman of the Assets, Regeneration and Growth Committee:
  - to develop the detail of the Burnt Oak Town Centre Strategy
  - following development to approve the Burnt Oak Town Centre Strategy
  - to approve all matters associated with implementing the Burnt Oak Town Centre Strategy

## **10. ASSETS, REGENERATION AND GROWTH ANNUAL PERFORMANCE REPORT**

The Committee considered the report.

Having been put to the vote the Committee voted:

In Favour: 9  
Against: 0  
Abstain: 0

The Committee;

**RESOLVED** - to note the progress made during 2014/15 and agree to use the information provided to help in future decision making.

## **11. COMMUNITY ASSET IMPLEMENTATION PLAN**

The Committee considered the report.

Having been put to the vote the Committee voted:

In Favour: 5  
Against: 0  
Abstain: 4

The Committee;

**RESOLVED** –

1. To approve Appendix 1 – The Community Asset Implementation Plan; and
2. To approve the continued work to implement the Community Asset Strategy.

## **12. POCKET DEVELOPMENT, DISPOSAL OF LAND FRONTING B & Q, CRICKLEWOOD LANE**

This item was withdrawn at the start of the meeting.

**13. BARNET DEVELOPMENT PIPELINE, TRANCHE 1 - MOXON STREET**

The Committee considered the report. The Chairman invited Members to indicate whether they had any questions regarding the information contained in the exempt report, which would require the Committee to go into private session. There were none.

Having been put to the vote the Committee voted:

In Favour: 9  
Against: 0  
Abstain: 0

The Committee;

**RESOLVED –**

1. To purchase the Land adjacent to The Old Printworks, Tapster Street, Barnet, as set out in the Heads of Terms in Appendix “E”
2. To approve the Financial Business Cases for Moxon Street and Coppetts Road as outlined in Appendices “C” Business Case & “C1” Moxon Street Options (A or B), and to go forward with Option B
3. To delegate to the Commissioning Director for Growth and Development to exchange contracts and to carry out all other associated duties, and to complete contracts on or before 31st January 2016, for the acquisition of the site outlined in blue in Appendix “A”
4. To enter into the Pre-Construction Agreement (see Appendix “F”) and to delegate to the Commissioning Director for Growth and Development, in consultation with the Chairman to execute all future contracts associated with the Pre-Construction Agreement.

**14. COMMITTEE FORWARD WORK PROGRAMME**

The Committee noted the work programme subject to the Youth Zone coming back to the November meeting.

**15. ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT**

There were none.

**16. EXEMPT - BARNET DEVELOPMENT PIPELINE, TRANCHE 1 - MOXON STREET BUSINESS CASE**

The Committee;

**RESOLVED** - that the information contained in the exempt report be noted.

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

There were none.

The meeting finished at 9.50 pm