

Decisions of the Planning Committee

8 September 2016

Members Present:-

Councillor Melvin Cohen (Chairman)
Councillor Wendy Prentice (Vice-Chairman)

Councillor Maureen Braun	Councillor Mark Shooter
Councillor Claire Farrier	Councillor Laurie Williams
Councillor Tim Roberts	Councillor Jim Tierney
Councillor Agnes Slocombe	Councillor Hugh Rayner
Councillor Stephen Sowerby	(In place of Councillor Eva Greenspan)

Apologies for Absence:

Councillor Eva Greenspan

Prior to the commencement of the formal element of the meeting, the Committee received a pre-application presentation on Phase 3 of the West Hendon Regeneration Scheme.

1. **PRE-APPLICATION SUBMISSION FOR COMMITTEE ASSESSMENT - PHASE 4 DEVELOPMENT AT WEST HENDON**

The Committee received a presentation from Tim McCarroll, representing Allies and Morrison, and Nathan Smith, representing Barratt Homes, on Phase 3 of the West Hendon Regeneration Scheme. Members were advised that Phase 3 had already received planning consent and the Committee were being asked to consider some of the design the detailed design proposals that would be coming forward the Planning Committee in October as a Reserved Matters Application.

Mr McCarroll outlined some of the key elements of the building design including:

- Relationship to the Welsh Harp and West Hendon Broadway;
- Height, density and geometry of buildings across the development site;
- Different design elements for building frontages such as brickwork and balcony designs;
- Rear service access areas; and
- Green space provision and planting.

Mr Smith provided information to the Committee on community engagement work that had been completed, was on-going or planned including:

- Creation of a West Hendon Partnership Board
- Creation of a Construction Working Group
- Engagement with the West Hendon Community Group
- Work with the Welsh Harp Joint Consultative Committee
- Newsletters

- Updated website
- Creation of a Place Making Workshop
- Development of a Community Trust Fund
- Opening on October 2016 of an interim Community Centre, Regeneration Office and Residents Centre with staff on-site

Following the presentation, individual Members commented as follows:

- Concern that the height of tallest building was proposed to increase to 21 stories despite being within the existing approved development envelope;
- Regret that the 'ball park' play space had been already been removed as part of the regeneration and emphasised the importance of appropriate provision of play spaces across the age ranges (0-5, 5-11 and teenage)
- Density of the development; and
- Suggested a review of affordable housing elements to take into account increasing house prices since the commencement of the scheme

Mr McCarroll undertook to provide additional information to the Committee Members on play space provision.

Following the conclusion of the strategic pre-application item, the Committee formally opened and considered the planning applications for determination.

2. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the meeting held on 27 July 2016 be approved as a correct record.

3. ABSENCE OF MEMBERS

Apologies for absence had been received from Councillor Eva Greenspan who had been substituted for by Councillor Hugh Rayner.

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

Member	Declaration
Councillor Tim Roberts	Agenda Item 7 (60-68 West Hendon Broadway, London, NW9 7AE) – declared a non-pecuniary interest as the applicant was a former neighbour

5. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

6. ADDENDUM

The Committee noted the information provided in the addendum. Items contained within the addendum were dealt with under individual agenda items.

7. LAND ADJACENT TO 1-15 WARWICK CLOSE, BARNET, EN4 9SF

The Committee received the report and addendum.

Representations were heard from Claire Docherty and the applicant's agent.

RESOLVED that the application be approved, subject to the conditions detailed in the report, the additional information contained in the addendum and a further conditions relating to:

- i) Further drawings relating to the siting of the bin store to be submitted and approved by the local planning authority; and**
- ii) Hours of work.**

For:	11
Against:	0
Abstained:	0

8. QUINTA DRIVE GARAGES, BARNET, EN5 3BW

The Committee received the report.

Representations were heard from Ms M Greeves and the applicant's agent.

RESOLVED that the application be approved, subject to the conditions detailed in the report and an additional condition relating to hours of work.

For:	11
Against:	0
Abstained:	0

9. WESTBROOK CRESCENT GARAGES, BARNET, EN4 9AP

The Committee received the report and addendum.

RESOLVED that the application be approved, subject to: the conditions detailed in the report; the additional information and amendments set out in the addendum; and an additional condition relating to hours of work.

For:	11
Against:	0
Abstained:	0

10. RYECROFT CRESCENT GARAGES, BARNET, EN5 3BP

The Committee received the report.

RESOLVED that the application be approved, subject to the conditions detailed in the report and an additional condition relating to hours of work.

For:	11
Against:	0
Abstained:	0

11. REETS FARM CLOSE GARAGES, LAND ADJACENT TO 19 REETS FARM CLOSE, LONDON, NW9 7HN

The Committee received the report.

Representations were heard from Mr M Wexler and the applicant's agent.

RESOLVED that the application be approved, subject to the conditions detailed in the report.

For:	11
Against:	0
Abstained:	0

12. CRISPIN ROAD GARAGE COURT, LAND BETWEEN 24 AND 26 CRISPIN ROAD, BURNT OAK, HA8 9EN

The Committee received the report.

RESOLVED that the application be approved, subject to the conditions detailed in the report.

For:	11
Against:	0
Abstained:	0

13. GARAGE SITE WEST CLOSE, BARNET, EN5 3BY

The Committee received the report and the addendum.

RESOLVED that the application be approved, subject to the conditions detailed in the report and the addendum.

For:	11
Against:	0
Abstained:	0

14. GARAGES OFF SALCOMBE GARDENS, LONDON, NW7 2NU

The Committee received the report and the addendum.

Representations were heard from the applicant's agent.

RESOLVED that the application be approved, subject to the conditions detailed in the report and the addendum and a further condition relating to hours of work.

For:	11
Against:	0
Abstained:	0

15. ROWLEY LANE SPORTS GROUND, ROWLEY LANE, BARNET, EN5 3HW

The Committee received the report.

Representations were heard from Mr Liam Magwood.

Councillor Prentice and officers undertook to provide the Mr Magwood with contact information for the council's parking and licensing services.

RESOLVED that the application be approved, subject to the conditions detailed in the report and an additional condition that an Activities Management Plan be submitted to the local planning authority for approval.

For:	11
Against:	0
Abstained:	0

16. 60-68 WEST HENDON BROADWAY, LONDON, NW9 7AE

The Committee received the report and addendum.

RESOLVED that the application be approved, subject to Section 106 and the addendum.

For:	6
Against:	4
Abstained:	1

17. OAK LODGE SCHOOL FENCE, LONDON, N2 0QY

The Committee received the report and the addendum.

RESOLVED that the application be approved, subject to the conditions detailed in the report and subject to the addendum.

For:	11
Against:	0
Abstained:	0

18. BARNET BURNT OAK LEISURE CENTRE, WATLING AVENUE, EDGWARE, HA8 0NP

The Committee received the report.

Representations were heard from the applicant's agent.

RESOLVED that the application be approved, subject to the conditions detailed in the report.

For:	11
Against:	0
Abstained:	0

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

None.

The meeting finished at 8.40 pm