

Decisions of the Planning Committee

24 February 2016

Members Present:-

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

Councillor Maureen Braun	Councillor Stephen Sowerby
Councillor Claire Farrier	Councillor Jim Tierney
Councillor Tim Roberts	Councillor Laurie Williams
Councillor Agnes Slocombe	Councillor Sury Khatri (substitute for Councillor Greenspan)

1. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the meeting held on 27 January 2016, be agreed as a correct record and signed by the Chairman, subject to the following amendment:

Minute 3 – Declarations (Councillor Khatri)

Delete the words “ward surgery” and replace with “association function”

2. ABSENCE OF MEMBERS

Councillors Greenspan and Shooter sent their apologies.

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

Councillor Prentice declared a non-pecuniary interest with regard to Elm Bank, as she knew Mr Davis (speaker) and his wife.

4. REPORT OF THE MONITORING OFFICER

There was not a report.

5. PUBLIC QUESTIONS AND COMMENTS

None.

6. MEMBERS' ITEMS

None.

7. REFERENCE FROM CHIPPING BARNET AREA PLANNING COMMITTEE - ELM BANK (HIGH BARNET WARD)

The Committee considered the report and addendum to the report.

The Committee also noted the voluntary contribution of £50,000 from the developer, to be included in the bilateral 106 agreement, though not required in order to make the development acceptable. Representations were heard from Mr Wyles, Mr Davis, Councillor Perry and the applicant's agent.

RESOLVED that

1. the application be approved subject to the conditions detailed in Appendix A (page 9 of the agenda) and subject to the addendum.

For	5
Against	5
Abstained	0

The Chairman used his casting vote in favour of approving the application.

2. a report detailing how the funding provided by the developer will be spent, be submitted to Chipping Barnet Area Committee for information.

8. REFERENCE FROM FICHNCLEY AND GOLDERS GREEN AREA PLANNING COMMITTEE - 35 WINDSOR ROAD (FINCHLEY CHURCH END WARD)

The Committee considered the report and addendum to the report.

Representations were heard from Mr Sacks, Mr Pepper and the applicant.

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

For	6
Against	4
Abstained	0

9. TILLING ROAD / BRENT TERRACE NORTH JUNCTION, BRENT CROSS CRICKLEWOOD REGENERATION AREA, LONDON NW2 (CHILDS HILL, GOLDERS GREEN, WEST HENDON WARDS)

The Committee considered the report.

RESOLVED that the application be approved subject to the conditions detailed in the report and informative(s) at Appendix 1.

For	10
Against	0
Abstained	0

10. RIVER BRENT BRIDGE 1, WESTERN AND CENTRAL PART OF RIVER BRENT, BRENT CROSS CRICKLEWOOD REGENERATION AREA, LONDON, NW2 (CHILDS HILL, GOLDERS GREEN, WEST HENDON WARDS)

The Committee considered the report.

RESOLVED that the application be approved, subject to the conditions detailed in the report and informative(s) at Appendix 1.

For	10
Against	0
Abstained	0

11. CENTRAL BRENT RIVERSIDE PARK WITHIN THE VICINITY OF RIVER BRIDGE 1, BRENT CROSS CRICKLEWOOD REGENERATION AREA, LONDON, NW2. (GOLDERS GREEN WARD)

The Committee considered the report.

RESOLVED that the application be approved, subject to the conditions detailed in the report and informative(s) at Appendix 1.

For	10
Against	0
Abstained	0

12. IMPERIAL HOUSE, THE HYDE, LONDON, NW9 5AL (BURNT OAK WARD)

The Committee considered the report and addendum to the report.

A representation was heard from the agent.

RESOLVED that the application be refused, against Officer's recommendations for the reasons detailed below:

- 1) The proposed development, by virtue of its excessive height, scale and massing would represent a discordant and visually obtrusive form of development that would fail to respect its local context and the surrounding pattern of development to such an extent that it would be detrimental to the character and appearance of the area. The application would therefore be contrary to policies CS NPPF, CS5, DM01 and DM05 of the Barnet Local Plan Core Strategy and Development Management Policies (September 2012), policies 3.4, 7.4, 7.6 and 7.7 of the London Plan (July 2011, October 2013 and January 2014).**
- 2) The proposed development, by virtue of its excessive height and proximity to the residential properties to the north and east would represent an overly dominant form of development that would significantly diminish the outlook of the neighbouring occupiers to the detriment of their living conditions. The application is therefore contrary to CS NPPF and DM01 of the Barnet Local Plan Core Strategy and Development Management Policies (September 2012), policy 3.5 of the London Plan (July 2011, October 2013 and January 2014) and the Barnet Sustainable Design and Construction and**

Residential Design Guidance Supplementary Planning Documents (April 2013).

- 3) The application does not include a formal undertaking to secure a contribution to affordable housing provision to meet the demand for such housing in the area. The application is therefore unacceptable and contrary to policies CS NPPF, CS4, CS15 and DM10 of the Barnet Local Plan Core Strategy and Development Management Policies Document (both adopted September 2012), policies 3.12 and 3.13 of the London Plan (adopted July 2011 and October 2013), the Barnet Planning Obligations (adopted April 2013) and Affordable Housing (adopted February 2007 and August 2010) Supplementary Planning Documents and the Mayoral Housing (adopted November 2012) Supplementary Planning Guidance.
- 4) The application does not include a formal undertaking to secure the planning obligations which are necessary for the development to be found acceptable. The application is contrary to London Plan policies 4.3, 4.12, 6.3, 6.9, 6.10, 8.2, policies DM14, DM17, CS8, CS9 of the Barnet Local Plan Core Strategy and Development Management Policies Document (adopted September 2012), the Barnet Planning Obligations (adopted April 2013) Supplementary Planning Document and the Barnet Supplementary Planning Document on Delivering Skills, Employment and Enterprise Training (SEET) (adopted October 2014).

For (approval)	3
Against (approval)	5
Abstained	2

13. PHASE 4C, MILLBROOK PARK (FORMER INGLIS BARRACKS), MILL HILL EAST, LONDON, NW7 1PZ (MILL HILL WARD)

The Committee considered the report and addendum to the report.

Representations were heard from Dr Klinger, Allison Phillips and the agent.

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

For	5
Against	1
Abstained	4

14. PHASE 6B, MILLBROOK PARK (FORMER INGLIS BARRACKS), MILL HILL EAST, LONDON, NW7 1PX (MILL HILL WARD)

The Committee considered the report and addendum to the report.

Representations were heard from John Gillett and the agent.

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

For	5
Against	3
Abstained	2

15. ADDENDUM (IF APPLICABLE)

Information contained within the addendum was dealt with under individual agenda items.

16. MOTION TO EXCLUDE THE PRESS AND PUBLIC

None.

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

None.

The meeting finished at 9.55pm