

Decisions of the Finchley and Golders Green Area Planning Committee

19 January 2017

Members Present:-

Councillor Eva Greenspan (Chairman)
Councillor John Marshall (Vice-Chairman)

Councillor Melvin Cohen
Councillor Arjun Mittra
Councillor Shimon Ryde

Councillor Jim Tierney
Councillor Alan Schneiderman

1. MINUTES OF LAST MEETING

The Vice-chairman noted the spelling errors in item 3 of the minutes, which were amended.

RESOLVED – That the minutes of the meeting held on 7th December 2016 be agreed as a correct record.

2. ABSENCE OF MEMBERS (IF ANY)

None.

3. DECLARATION OF MEMBERS' DISCLOSABLE PECUNIARY INTERESTS AND NON PECUNIARY INTERESTS (IF ANY)

The following interests were declared:

Councillor	Item(s)	Nature of Interest	Detail
Alan Schneiderman	5	Non-pecuniary	That the Councillor co-signed a letter to the planning inspector in relation to this application when it came to the Committee in October 2016.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. 124 FRIERN PARK - 16/7238/FUL

The Planning Officer introduced the application, which related to 124 Friern Park.

An oral representation in objection to the application was heard from Dylan Davies.

An oral representation in objection to the application was heard from Gill Brailey Roberts

An oral representation was heard from Councillor Anne Hutton (Ward member) in objection to the application.

An oral representation was heard from a representative of the applicant, Mr Peter Biggs.

Following discussion of the item, the Chairman moved to the recommendation in the cover report, which was to approve the application subject to conditions. Votes were recorded as follows:

For	4
Against	3
Abstain	0

The Committee therefore RESOLVED to APPROVE the application subject to conditions, as per the officer's report.

6. 24 OAK GROVE - 16/6733/HSE

The Planning Officer introduced the application, which related to 24 Oak Grove.

An oral representation in objection to the application was heard from Katarzyna Wodyk

An oral representation was heard from the applicant Mr Tabibi.

Following discussion of the item, the Chairman moved to the recommendation in the cover report, which was to approve the application subject to conditions. Votes were recorded as follows:

For	4
Against	3
Abstain	0

The Committee therefore RESOLVED to APPROVE the application subject to conditions, as per the officer's report and amendments laid out in the published addendum.

7. 129 THE VALE - 16/7691/FUL

The Planning Officer introduced the application, which related to 129 The Vale London, NW11 8TL.

An oral representation was heard from the applicant, Mr Glass.

Following discussion of the item, the Chairman moved to the recommendation in the cover report, which was to approve the application following legal agreement. Votes were recorded as follows:

For	2
Against	4
Abstain	1

The motion therefore fell.

Subsequently Councillor John Marshall moved to refuse the application on the following grounds:

The proposed conversion to flats would result in the loss of a single family dwelling house and would be harmful to the character of the locality of this road which is characterised by single family dwellings. This would be contrary to policy DM01 of the Adopted Barnet Development Management Policies 2012.

The motion was seconded by Councillor Schneiderman.

The Committee therefore RESOLVED to REFUSE the application, on the grounds as presented above.

8. 12-18 HIGH ROAD - 16/2351/FUL

The Planning Officer introduced the application, which related to 12-18 High Road. Amended car club HOT's for S106 and condition were explained by the Planning Officer, which was not set out in the addendum for this item.

An oral representation in objection to the application was heard from Mary Hogben.

An oral representation in objection was heard from Michael McGrath.

An oral representation was heard from the applicant's representative David Brown.

Following discussion of the item, the Chairman moved to the recommendation in the cover report, which was to approve the application subject to s106. Votes were recorded as follows:

For	3
Against	3
Abstain	1

*The Chairman used her casting vote in favour of the application.

Following the vote, the requisite number of Members (2) indicated they wished to refer the item to the Planning Committee for determination in accordance with Responsibility for Functions 6.4. The reasons given for referral were as follows:

- Loss of heritage to the area,
- Issues regarding overlooking and the impact this would have in Ingram Road,
- Overdevelopment of the site,
- Loss of light
- and insufficient parking.

The Committee therefore RESOLVED to REFER the application to the Planning Committee.

9. 1 BEECHWOOD AVENUE - 16/5934/FUL

The Planning Officer introduced the application, which related to 1 Beechwood Avenue.

An oral representation in objection to the application was heard from Mr Mark Nicolaides.

An oral representation was made by the applicant – Telford homes plc representative.

Following discussion of the item, the Chairman moved to the recommendation in the cover report, which was to approve the application subject to conditions. Votes were recorded as follows:

For	5
Against	2
Abstain	1

The Committee therefore RESOLVED to APPROVE the application, subject to conditions as per the officer's report.

10. THE STERNBERG CENTRE - 14/07798/S73

The Planning Officer introduced the application, which related to The Sternberg Centre.

An oral representation in objection to the application was heard from Dr Kim Bryan.

An oral representation in objection was heard from Mrs Liu.

The applicant Mr Caplin was asked some questions by the Committee.

The Chairman asked the planning officer to assure that the extended hours would not be implemented until the legal agreements have been adhered to and to ensure all outstanding highway contributions due under the existing s106 were collected. .

Councillor Schneiderman asked that the legal agreement be added as a condition.

Following discussion of the item, the Chairman moved to the recommendation in the cover report, which was to approve the application subject to s106. Votes were recorded as follows:

For	1
Against	4
Abstain	2

The motion therefore fell.

Subsequently the Chairman moved to refuse the application on the following grounds:

The proposed variation to hours in this predominantly residential area would cause harmful loss of residential amenities to surrounding residents. The proposals would be contrary to policies DM01 and DM13 of the Adopted Barnet Development Management Policies 2012.

The motion was seconded by Councillor Mittra.

The Committee therefore RESOLVED to REFUSE the application, on the grounds as presented above.

11. 57 ST. GEORGES ROAD - 16/4198/FUL

The Planning Officer introduced the application, which related to 57 St Georges Road.

An oral representation in objection to the application was heard from Mr Croke speaking on behalf of his wife Mrs Croke. .

An oral representation by the applicant was heard.

Following discussion of the item, the Chairman moved to the recommendation in the cover report, which was to approve the application subject to conditions. Votes were recorded as follows:

For	4
Against	2
Abstain	1

The Committee therefore RESOLVED to APPROVE the application, subject to conditions as per the officer's report.

12. PLANNING ENFORCEMENT QUARTERLY UPDATE

The planning officer presented the Planning Enforcement Quarterly Update Report to the committee.

RESOLVED – that the committee note the report.

13. ADDENDUM (IF APPLICABLE)

The Committee noted the addendum in the main report, and considered its contents when deliberating the relevant applications.

14. ANY ITEM(S) THE CHAIRMAN DECIDES ARE URGENT

None.

The meeting finished at 9.27pm.