

Decisions of the Chipping Barnet Area Planning Committee

22 February 2018

Members Present:-

Councillor Wendy Prentice (Chairman)
Councillor Stephen Sowerby (Vice-Chairman)

Councillor Alison Cornelius Councillor Reema Patel
Councillor Tim Roberts Councillor Kathy Levine
Councillor Laurie Williams

1. MINUTES OF LAST MEETING

RESOLVED that the minutes of the meeting held on 18 January 2018 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)

Councillor Wendy Prentice declared a non-pecuniary interest in Item 10 as she knows the applicant. Councillor Prentice took part in the consideration and determination of the item.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. ADDENDUM (IF APPLICABLE)

Items contained within the addendum were considered under individual agenda items.

6. 420- 428 OAKLEIGH ROAD NORTH LONDON N20 0RZ (COPPETTS)

The Committee received the report and addendum. Representations were heard from the applicant's agent.

A vote was taken on approving the application as follows:

For	6
Against	0
Abstained	1

RESOLVED that

1. the application be approved subject to the conditions detailed in the report and subject to the addendum and any amendments come back to the committee;

2. the Committee grants delegated authority to the Head of Development Management or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice-Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).

7. MACRORY WARD SOLICITORS 27 STATION ROAD BARNET EN5 1PH (OAKLEIGH)

The Committee received the report and addendum. Representations were heard from the applicant's agent.

A vote was taken on approving the application as follows:

For	7
Against	0
Abstained	0

RESOLVED that

1. the application be approved subject to the conditions detailed in the report and subject to the addendum and any amendments come back to the committee;

2. the Committee grants delegated authority to the Head of Development Management or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice-Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).

8. 155 AND 157 CHANCTONBURY WAY LONDON N12 7AE (TOTTERIDGE)

The Committee received the report and addendum. Representations were heard from the applicant's agent.

It was moved by Councillor Cornelius and seconded by Councillor Williams to include an additional condition as follows:

New condition 15

"a) No further site works or development shall take place until a dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction -

Recommendations) have been submitted to and approved in writing by the Local Planning Authority.

b) No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until the temporary tree protection shown on the tree protection plan approved under this condition has been erected around existing trees on site. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas at any time. The development shall be implemented in accordance with the protection plan and method statement as approved under this condition.

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy 7.21 of the London Plan 2015.”

A vote was taken as follows:

For	7
Against	0
Abstained	0

A vote was taken on approving the application, with amended and additional conditions as follows:

For	6
Against	0
Abstained	1

RESOLVED that

1. the application be approved, with amended and additional conditions set out in the addendum and following amendments discussed at the meeting:

Amendment to condition 11

“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; B; C; D and E of Part 1 of Schedule 2 of that Order shall be carried out within the area of No.155 and No.157 Chanctonbury Way hereby approved.”

Amendment to condition 12(a)

a) No development shall take place until a scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, has been submitted to and agreed in writing by the Local Planning Authority.”

Amendment to condition 14

a) The development hereby permitted shall be implemented in its entirety and completed in full in accordance with the plans hereby approved within 12 months of the commencement of the development hereby approved. If the

development hereby permitted is not implemented in its entirety and completed in full in accordance with the plans hereby approved within 12 months of the commencement of the 4 development any buildings or structures erected at the site in connection with this permission shall be demolished and removed from the site in their entirety within 3 months of the failure to complete the development within 12 months of the development being commenced.

Reason: To safeguard the amenities of the occupiers in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).”

New condition 15

“a) No further site works or development shall take place until a dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority.

b) No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until the temporary tree protection shown on the tree protection plan approved under this condition has been erected around existing trees on site. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas at any time. The development shall be implemented in accordance with the protection plan and method statement as approved under this condition.

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy 7.21 of the London Plan 2015.”

2. the Committee grants delegated authority to the Head of Development Management or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his/her absence the Vice-Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).

9. NORTH MIDDLESEX GOLF CLUB, FRIERN BARNET LANE, LONDON, N20 0NL (OAKLEIGH)

The Committee received the report and addendum.

A vote was taken on approving the application as follows:

For	7
Against	0

RESOLVED that

- 1. the application be approved subject to the conditions detailed in the report;**
- 2. the Committee grants delegated authority to the Head of Development Management or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice-Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).**

10. WESSEX COURT 51 WEST END LANE BARNET EN5 2RA (UNDERHILL)

The Committee received the report and addendum. Representations were heard from Mrs Lydia Bowyer and the applicant's agent.

Following the Committee's discussion, the Chairman referred the application to the main Planning Committee, in accordance with her right stated in the Council's Constitution, Article 2, 2.3 (e);

'The Chairman or three Members of an Area Planning Committee may refer an item to the Planning Committee for determination by indicating before the vote is taken that they wish to refer the item and providing reasons for the referral'.

The application was referred for the following reasons:

- Some members of the Committee expressed the view that they had inadequate information to determine this application. In order for this application to be determined, officers are requested to provide further information in relation to the calculation of amenity space and the total amount of flats and parking being provided under the development proposed under the planning application in comparison to the total site as a whole. This information should be provided by officers to the Planning Committee.
- The Chairman was also mindful of the previous appeal decision on this site by an Inspector on a similar application. The Planning Committee needs to take the Inspector's decision into account as a material planning consideration when determining this application.

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

None.

The meeting finished at 20:20