

Chipping Barnet Area Planning Committee
20 June 2018
Addendum to Officers Report

1-6 Monkswell Court
18/1588/FUL

Under heading no. 4, 'public consultation', the statement '8 responses were receive; 7 letters of objection and 1 representation letter' should be replaced with:

'A total of 8 letters of objection were received'

7 - 21 Monkswell Court
18/1591/FUL

Under heading no. 4, 'public consultation', the statement '10 letters of objection were received as a result.' should be replaced with:

'A total of 8 letters of objection were received'

22 - 27 Monkswell Court
18/1590/FUL

Under heading no. 4, 'public consultation', the statement '8 letters of objection were received.' should be replaced with:

'A total of 8 letters of objection were received'

91 and 91A Longmore Avenue
18/2590/HSE

Under heading no. 4, 'public consultation', the following statement should be added beneath the summary of submissions:

'In addition to the above, a letter has been received from Rt. Hon. Theresa Villiers stating the following:

- All comments received for this application have been in support
- There are similar additions to properties in this area, of which examples have been provided.
- Please ensure the committee takes the comments received from submissions into account before reaching a decision'

Springdene
17/1652/FUL

Page 1 of the report should read as:

Recommendation: Approve subject to s106

AND 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)

RECOMMENDATION I:

That the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes seeking to secure the following:

1. Paying the council's legal and professional costs of preparing the Agreement and any other enabling agreements;
2. All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority;
3. The completion of a Section 106 legal agreement to secure the following:

4. The Council's legal and professional costs of preparing the Agreement and any other enabling agreements.

5. All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority.

6. A contribution of £435,076 towards affordable housing.

7. A review mechanism for the proposed development to be implemented after 80% of the units have been sold if the development has not achieved the "shell and core" standard 24 months from the date of the grant of the Planning Permission and achieved Practical Completion of the Development by the date that is 30 months from the date of the grant of the Planning Permission.

8. Provision of:

One (1) Apprenticeship during the construction phase of the Development in accordance with a programme to be agreed with the Council's Skills and Enterprise team; and

One (1) Place for Progression into employment (less than 6 months);

One (1) Place for Progression into Employment (6 months or more); and

Four (4) Work Experience placements

Twenty Five (25) students from local school/college attending a site visit

Twenty Four (24) students from local school/college participating in a construction awareness workshop delivered by the site

Use reasonable endeavours to ensure that 30% of its labour force during the construction of the Development shall be Barnet residents.

9. Meeting the Council's costs of monitoring the planning obligation - £2500

RECOMMENDATION II:

That upon completion of the agreement specified in Recommendation I, the Planning Performance and Business Development Manager/Head of Development Management approve the planning application subject to the following conditions and any changes to the wording of the conditions considered necessary by the Head of Development Management or Head of Strategic Planning:

Conditions follow as per report.

Condition 1 should read as:

The development hereby permitted shall be carried out in accordance with the following approved plans and submitted reports:

054/EX/001, 054/EX/002, 054/EX/100, 054/EX/101, 054/EX/102, 054/EX/103, 054/EX/104, 054/EX/105, 054/EX/120, 054/EX/121, 054/EX/122, 054/EX/123.

054/PL/210 Rev G, 054/PL/211 Rev E, 054/PL/212 Rev H, 054/PL/213 Rev E, 054/PL/214 Rev G, 054/PL/215 Rev B, 054/PL/216 Rev J, 054/PL/250 Rev A, 054/PL/261 Rev A, 054/PL/230 Rev F, 054/PL/231 Rev E, 054/PL/232 Rev H, 054/PL/233 Rev E, 054/PL/234 Rev C, 054/PL/235 Rev B, 054/PL/236 Rev E, 054/PI/237 Rev A, 054/PI/038 Rev B. 054/PL/261Rev A.

Daylight and Sunlight Assessment (14 February 2017)

Energy and Sustainability Assessment

Statement of Community Involvement (February 2017)

Transport Assessment (March 2017)

Travel Plan (January 2017)

Drainage Scheme (July 2017)

Sustainable Drainage Review (April 2017)

Design and Access Statement Revision H

Planning Statement

Arbtech: Arboricultural Impact Assessment (October 2017)

Arbtech: Arboricultural Method Statement (October 2017)

Under heading proposal page 111 should read:

8x1bed,16x2bed and 3x3bed

Under heading Affordable Housing provision page 115 should refer to:

11 units not 10.

The following paragraph should be inserted into the report:

The BNP viability assessment suggests that an affordable housing review mechanism is included. Due to the sensitivity of the scheme to residential values, we recommend the Council include a review mechanism within the Section 106 Agreement.

<p>1 Sunset View 18/1072/HSE</p>
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A further letter has been submitted to the LPA the content of which is summarised:

No BRE study has been submitted with the application. No decision should be made until one is provided.

Based on the plans indicates that there is a breach of the 25 degree test in relation to ground floor windows.