

Decisions of the Chipping Barnet Area Planning Committee

17 July 2018

Members Present:-

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

Councillor Alison Cornelius
Councillor Tim Roberts

Councillor Laurie Williams
Councillor Weeden-Sanz

1. MINUTES OF LAST MEETING
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 14, Barnet Market, as she knew one of the objectors to the application.

Councillor Alison Cornelius declared a non-pecuniary interest in Item 13, Land at 49 and 51 Beresford Road as she believed to Know one of the objectors to the application.

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. 18 2390 FUL WESSEX COURT 51 WEST END LANE EN5 2RAC

The Committee received the report and addendum to the report. Representations were heard from Mr Stuart Davidson and the applicant.

A vote was taken on the Officer's recommendation to APPROVE the application as as reported.

The vote recorded was:

For 4

Against 2

7. 18-1140-FUL - FOUNTAIN LODGE 32 BARNET ROAD

The Committee received the report and addendum to the report. Representations were heard from Mr Stuart Davidson and the applicant.

A vote was taken on the Officer's recommendation to APPROVE the application as follows:

In support to approve the application – 0

The Chairman therefore requested that an alternative recommendation be moved. Councillor Wendy Prentice moved to refuse the item which was seconded by the Chairman for the reasons listed below. The Committee unanimously agreed refusal which overturned the Officer's recommendation.

Resolved:

That the Committee agreed that the item be refused for the following reasons:

1. The proposed development would represent a back-land development resulting in an inappropriate development of garden land within an area characterised by dwelling houses with large gardens. As such the proposal would be out of keeping and have a harmful impact on the character and appearance of the area, contrary to policies 3.5, 7.4 and 7.6 of the London Plan (Adopted 2016), policies CSNPPF, CS1 and CS5 of the Barnet Core Strategy (Adopted September 2012), policy DM01 of the Barnet Development Management Policies Document (Adopted September 2012) and the advice contained in the Barnet Residential Design Guide Supplementary Planning Document (Adopted October 2016).
2. The proposed development by reason of its size, siting, layout and design would be detrimental to the visual and residential amenities of the neighbouring occupiers contrary to policies CS NPPF, CS1 and CS5 of the Core Strategy DPD (2012), policies DM01 and DM02 of the Local Plan Development Management Policies (2012), The London Plan (2015), Barnet's Sustainable Design and Construction Document SPD (2016)

8. 18-1588-FUL 1-6 MONKSWELL COURT

The Committee received the report and addendum to the report. Representations were heard from Mr Laura Cunningham and Sinead Norkett.

Resolved:

That the Committee unanimously APPROVED the Officer's recommendation as reported with the following additional informative:

The applicant is advised to seek building regulations approval to ensure the proposed improvements including the outward opening doors comply with Building Control regulations.

9. 18-1590-FUL 22-27 MONKSWELL COURT

The Committee received the report and addendum to the report. Representations were heard from Mr Laura Cunningham and Sinead Norkett.

Resolved:

That the Committee unanimously APPROVED the Officer's recommendation as reported with the following additional informative.

The applicant is advised to seek building regulations approval to ensure the proposed improvements including the outward opening doors comply with Building Control regulations.

10. 18-1591-FUL 7-21 MONKSWELL COURT

The Committee received the report and addendum to the report. Representations were heard from Mr Laura Cunningham and Sinead Norkett.

Resolved:

That the Committee unanimously APPROVED the Officer's recommendation as reported with the following additional informative.

The applicant is advised to seek building regulations approval to ensure the proposed improvements including the outward opening doors comply with Building Control regulations.

11. 18-2073- 155 CHANCTONBURY WAY LONDON N12 7AE

During the consideration of the item an IT issue lead to the failure for Officer's to deliver their presentation. The Planning Officer circulated hard copy plans for Committee Members. During this stage Councillor Alison Cornelius made some comment in relation to the accuracy of the development. Therefore the Chairman moved to defer the application which was seconded by Councillor Wendy Prentice.

Resolved:

That the Committee agreed to defer the item to a future meeting.

12. 18-2210-FUL - GARAGE BLOCK, REAR OF 3 NORMANDY AVENUE, EN5 2HU

The Committee received the report and addendum to the report. Representations were heard from Mr De Souza.

Following the consideration of the item the Committee:

Resolved:

To APPROVE the application as reported with the following additional condition and informative:

Additional condition:

The use hereby permitted shall not be open to members of the public before 8am or after 6.30pm on weekdays and Saturdays and closed on Sundays and Bank and Public Holidays.

Reason: To safeguard the amenities of occupiers of adjoining residential properties

Additional Informative

The applicant is advised timber materials to be used, as shown on hereby approved plans, shall be of treated wood.

13. 18-2526-OUT - LAND AT 49&51 BERESFORD AVENUE

The Committee received the report and addendum to the report. Representations were heard from Mr Stephen Kennet, Miss Kirstie Fraser and Ward Member, Councillor Lisa Rutter.

A vote was taken on the Officer's recommendation to APPROVE the application:
In support to approve the application – 0

The Chairman therefore request that an alternative recommendation. Councillor Robert Weeden Sanz moved to refuse the item which was seconded by Councillor Wendy Prentice for the reasons listed below. The Committee unanimously agreed refusal which overturned the Officer's recommendation.

Resolved:

That the Committee agreed that the item be refused for the following reasons:

1.The proposed development by reason of its size, siting, layout, design and scale would represent a cramped form of back-land development and an overdevelopment of the site that is out of keeping with and harmful to the character and appearance of the area, contrary to policies 3.5, 7.4 and 7.6 of the London Plan (Adopted 2016), policies CSNPPF, CS1 and CS5 of the Barnet Core Strategy (Adopted September 2012), policy DM01 of the Barnet Development Management Policies Document (Adopted September 2012) and the advice contained in the Barnet Residential Design Guide Supplementary Planning Document (Adopted October 2016).

2.The proposed vehicular access road would result in an increased level of vehicular activity on site and lead to unacceptable level of noise and disturbance from additional comings and goings to the detriment of the amenities of neighbouring occupiers in particular to NO's 47 and 49 Beresford Avenue. As such this would be contrary to Policy DM01 of the Development Management Policies (2012) and CS5 of Barnet's Core Strategy (2012).18

14. 18-2591-FUL - BARNET MARKET

The Committee received the report and addendum to the report. Representations were heard from Mr Nicholas Saul and Mr Steven Struthers and a response from the applicant's agent.

A vote was taken on the Officer's recommendation to APPROVE the application as follows:

In support to approve the application – 0

The Chairman therefore requested that an alternative recommendation. Councillor Wendy Prentice moved to refuse the item which was seconded by the Chairman for the reasons listed below. The Committee unanimously agreed refusal which overturned the Officer's recommendation.

Resolved:

That the Committee agreed that the item be refused for the following reasons:

1. "The proposed development by reason of its three-storey scale and close relationship to residential dwellings along Chipping Close, would result in a harmful level of enclosure and overlooking from the third floor clear glazed hotel bedroom windows detrimental to the amenities of neighbouring occupiers on Chipping Close. As such this would be contrary to Policy DM01 of the Development Management Policies (2012) and CS5 of Barnet's Core Strategy (2012)."

2. The proposed pedestrian entrance/access on Chipping Close would result in an increased level of pedestrian activity and lead to unacceptable levels of noise and disturbance from comings and goings to the detriment of the Chipping Close residents. As such this would be contrary to Policy DM01 of the Development Management Policies (2012) and CS5 of Barnet's Core Strategy (2012).

3. The proposed development would provide inadequate access to the hotel via Bruce Road which would encourage users of the hotel to drive onto and access the hotel via the Chipping Close entrance and as a result this would have a harmful impact on the neighbouring occupiers of Chipping Close by way of increased noise and traffic congestion. As such this would be contrary to Policy DM01 of the Development Management Policies (2012) and CS5 and CS9 of Barnet's Core Strategy (2012).

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

None.

The meeting finished at 21:35