

## **Decisions of the Strategic Planning Committee**

13 January 2021

Members Present:-

Councillor Shimon Ryde (Chairman)  
Councillor Melvin Cohen (Vice-Chairman)

Councillor Golnar Bokaei	Councillor Tim Roberts
Councillor Jess Brayne	Councillor Julian Teare
Councillor Claire Farrier	Councillor Mark Shooter
Councillor Eva Greenspan	Councillor Laurie Williams
Councillor Nagus Narenthira	

Apologies for Absence

Councillor Stephen Sowerby

### **1. MINUTES OF THE LAST MEETING**

**RESOLVED** that the minutes of the meeting held on 9 December 2020 were agreed as a correct record.

### **2. ABSENCE OF MEMBERS**

Apologies were received from Councillor Sowerby.

### **3. DECLARATIONS OF MEMBERS' DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS**

The Chairman Councillor Ryde declared an interest regarding Item 7. Land Between Broadfields Primary School And Hartland Drive Edgware Barnet HA8 8JP - 20/2007/FUL. He stated that he was on the board of a Housing Association that had made an unsuccessful bid for the site and therefore he felt he should withdraw from the meeting and play no part in the consideration or the determination of the item.

The Vice Chairman Councillor M. Cohen declared an interest regarding Item 7. Land Between Broadfields Primary School And Hartland Drive Edgware Barnet HA8 8JP - 20/2007/FUL. He stated that he lived within close enough proximity to the application address that he determined that he should withdraw from the meeting and play no part in the consideration or the determination of the item.

### **4. REPORT OF THE MONITORING OFFICER (IF ANY)**

None.

### **5. ADDENDUM (IF APPLICABLE)**

The Chairman noted that the Addendum to the Officer's report had been published on the Council's website and circulated to Members in advance of the meeting. Items contained within the addendum were considered under individual agenda items.

**6. 679 HIGH ROAD LONDON N12 0DA - 20/3823/FUL**

The report and addendum were introduced and slides presented by the Planning Officer. The Committee received verbal representations in objection from Ms Mary Hogben, Mr Jeffrey Borinsky, Councillor Geoff Cooke and Ward Councillor Ross Houston. The Applicant's Agent then gave a representation.

Members had the opportunity to question all the speakers and Officers and the application was discussed in length. Following discussion, the Chairman moved to vote on the Officer's recommendation to approve the application and votes were recorded as follows;

For	0
Against	11
Abstention	0

The Chairman then moved a motion to refuse the application for the following reasons;

1. The proposed development, by virtue of its excessive density, height and scale would represent an over development of the site resulting in a discordant and visually obtrusive form of development that would fail to respect its local context and the pattern of development within the surrounding area, to such an extent that it would be detrimental to the character and appearance of the area. The proposal would therefore be contrary to policies CS NPPF, CS5, DM01 and DM05 of the Barnet Local Core Strategy and Development Management Policies (September 2012), policies 3.4, 3.5, 7.4, 7.6 and 7.7 of the London Plan (2016) and the adopted North Finchley Town Centre Framework SPD (February 2018).

2. In the absence of a Section 106 Agreement, the application does not include a formal undertaking to secure the planning obligations which are necessary to make the application acceptable. The application is therefore contrary to the NPPF; London Plan Policies 3.12, 3.13, 5.2, 6.3, 8.2, Policies DM01, DM02, DM04, DM10 and DM17, Policies CS4, CS9, CS13, CS15 of Barnet Local Plan Development Management (2012) and Core Strategy (2012); the Barnet Planning Obligations (adopted April 2013); Affordable Housing (adopted February 2007 and August 2010) Supplementary Planning Document; the Barnet Supplementary Planning Document on Delivering Skills, Employment and Enterprise Training (SEET) (adopted October 2014); and the Mayor's Supplementary Planning Guidance on Affordable Housing and Viability (2017).

This was seconded by Councillor Roberts. Votes were recorded as follows;

For (Refusal)	11
Against (Refusal)	0
Abstention	0

**RESOLVED – That the application be refused for the reasons stated above.**

**7. LAND BETWEEN BROADFIELDS PRIMARY SCHOOL AND HARTLAND DRIVE EDGWARE BARNET HA8 8JP - 20/2007/FUL**

The Chairman moved a motion to nominate Councillor Greenspan as Chairman for the remainder of the meeting. This was agreed by the Committee. The Chairman and Vice Chairman then left the virtual meeting room having declared an interest in the item under consideration, as noted at the beginning of the meeting.

The report and addendum were introduced and slides presented by the Planning Officer. The Applicant's Agent then gave a representation.

Members had the opportunity to question the speaker and Officers and discuss the application.

**RESOLVED – That the application be approved subject to conditions,**

**AND the Committee grants delegated authority to the Service Director – Planning and Building Control 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 their absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).**

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

None.

The meeting finished at 21.15