

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON THURSDAY, 30 APRIL 2009**

COUNCILLORS

PRESENT Alan Barker, Henry Pipe, Chaudhury Anwar MBE, Jayne Buckland, Andreas Constantinides, Dogan Delman, Annette Dreblow, Peter Fallart, Jonas Hall, Ahmet Hasan, Chris Joannides, Kieran McGregor, Anne-Marie Pearce, Toby Simon and Terence Smith

ABSENT Dino Lemonides and Donald McGowan

OFFICERS: Nathalie Boateng (Legal), Bob Griffiths (Asst Director, Planning & Environmental Protection), Andy Higham (Area Planning Manager), Steve Jaggard (Environment & Street Scene) and Aled Richards (Head of Development Services) Jane Creer (Secretary)

Also Attending: Councillor Martin Prescott.
Approximately 20 members of the public, applicants, agents and their representatives.
Dennis Stacey, Chairman of the Conservation Advisory Group.

**1050
WELCOME AND LEGAL STATEMENT**

The Chairman welcomed attendees to the Planning Committee and introduced Nathalie Boateng, Legal representative, who read a statement regarding the order and conduct of the meeting.

**1051
APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Lemonides and McGowan.

**1052
DECLARATION OF INTERESTS**

NOTED Councillor Pipe declared a personal and prejudicial interest in application TP/01/1012/VAR4 (316-322, Green Lanes, London, N13 5TW) as he had been involved with residents objecting to similar applications as ward councillor.

**1053
MINUTES**

AGREED that the minutes of the meeting held on 26 March 2009 be confirmed as a correct record.

1054

MINUTES OF PLANNING PANEL

AGREED that the minutes of the Planning Panel meeting held on 26 February 2009 be confirmed as a correct record.

1055

REPORT OF THE INTERIM ASSISTANT DIRECTOR, PLANNING AND ENVIRONMENTAL PROTECTION

RECEIVED the report of the Interim Assistant Director, Planning and Environmental Protection (Report No. 245).

1056

APPLICATIONS DEALT WITH UNDER DELEGATED AUTHORITY

NOTED that a copy of those applications dealt with under delegated powers was available in the Members' Library and via the Council's website.

1057

ORDER OF AGENDA

AGREED that the order of the agenda be varied to accommodate the members of the public in attendance at the meeting. The minutes follow the order of the meeting.

1058

TP/01/1012/VAR4 - 316-322, GREEN LANES, LONDON, N13 5TW

NOTED

1. Receipt of an additional objection from Councillor Bambos Charalambous, Palmers Green Ward Councillor, read aloud by the Planning Officer, drawing attention to the issues of noise nuisance from the air conditioning plant, noise from people leaving the Alfred Herring later, and pressure on parking spaces locally.
2. The statement of Councillor Pipe, Palmers Green Ward Councillor, against the Planning Officers' recommendation, including:
 - a. He had spoken against similar applications at this premises in the past, and residents had been making complaints for six or seven years.
 - b. There was an impact of noise on residential amenity from three sources: the air conditioning unit, the kitchen staff, and from rubbish removal and general activities late at night at the rear of the premises, which adjoined residential premises, preventing people enjoying their gardens and homes. The situation would be made worse by an extra half hour opening time late at night.

- c. The building as built, as opposed to the original plans, had a rear door from the kitchen, which was kept open and was a source of noise nuisance including music played in the kitchen and loud conversation from staff congregating by the door.
- d. The commercial town centre was vibrant and to be encouraged, but businesses must recognise that this was also a highly residential area.
- e. If the Committee was minded to grant the application, he would urge additional conditions to control noise levels.

3. Councillor Pipe then left the room and took no part in the discussion or vote.

4. General discussion by the Committee identified a need for a condition to be imposed addressing the use by staff of doors in the rear elevation, in response to concerns regarding staff congregating to the rear and causing noise and disturbance to residents and Councillor Simon outlined a condition.

AGREED that planning permission be granted, subject to the conditions set out in the report, and the additional condition below, for the reason set out in the report.

Additional Condition

The existing door(s) in the ground floor rear elevation for the premises shall be kept shut and locked and shall not be used (except in emergency situations) between the hours of 23:00 and 07:30 hours 7 days a week.

Reason: in order to safeguard the amenities of the neighbouring occupiers having regard to the extended hours of opening.

1059

TP/09/0207 - GARAGES ADJACENT TO 2 FOX LANE, AND LAND, REAR OF, 2-32, CAVERSHAM AVENUE, LONDON, N13

NOTED

- 1. Receipt of an additional objection from a resident of Caversham Avenue, distributed to all Members of the Committee regarding the area intended to be used as a turning and manoeuvring point for vehicles, which it was felt would generate noise and pollution and would restrict use and enjoyment of existing residents' gardens.
- 2. A typographical error on page 47 of the agenda pack with respect to character and appearance of the area, which should read "... their appearance within the site therefore is not acceptable".
- 3. The deputation of Mr Chris Slamon (Agent) against the officer recommendation, illustrated by colour images, including:
 - a. He was Managing Director of Chetwoods Architects, one of the top practices in the country and winner of numerous design awards.

- b. They had been involved in pre-application discussions with officers, and held a public meeting locally, and had changed the scheme as a result so it would be less dense and have less impact.
- c. Pre-application advice had made no mention of architectural design. This scheme would provide a similar scale of buildings to those on Fox Lane, on the same building line and with a majority of similar materials.
- d. Very clear officer advice had been received regarding access, and the points made in the report were considered unreasonable.
- e. He would be happy to make amendments to garden depths.
- f. The density would be similar to buildings in Caversham Avenue, and within the London Plan standards.

4. The response of Mr Adrian Bull in support of the officer recommendation, including:

- a. He was speaking for himself and over 30 other Caversham Avenue residents.
- b. They opposed the application on numerous planning grounds such as drainage, parking, loss of privacy and local character and lack of amenity space, but wished to highlight the three major concerns.
- c. A large number of trees would be lost in the area proposed for development; these trees contributed greatly to the amenity value of the neighbourhood and environmental quality.
- d. The new access road would be significantly closer to the bridge than the present site entry/exit, creating a highly dangerous traffic situation. Visibility would be limited and a survey on Fox Lane had recorded over 800 cars per hour passing at peak times, many at over 60 mph.
- e. Proposed dwellings would have upper windows which directly overlooked Caversham Avenue gardens, and the small gardens proposed in this scheme would not be in keeping with the area.

5. The statement of Councillor Martin Prescott (Winchmore Hill Ward Councillor), including:

- a. This was simply not an appropriate piece of land to build a number of houses on.
- b. Officers had brought up all the issues in the report and Mr Bull had covered the major points.
- c. He stressed concerns regarding the access on an already dangerous stretch of road, and that existing residents would lose the peaceful enjoyment of their own properties.
- d. Officers had provided a number of reasons for refusal of the application and Mr Bull had provided additional reasons.

6. Members' discussion regarding reasons why the proposal should be refused, with unanimous agreement that this scheme was unacceptable.

AGREED that planning permission be refused for the reasons set out in the report.

1060

TP/09/0423 - 90-120, GREEN LANES, LONDON, N13 5UP

AGREED that consideration of this application be deferred, at the request of the applicant.

1061

LBE/09/0006 - MILLFIELD THEATRE, SILVER STREET, LONDON, N18 1NB

AGREED that in accordance with Regulation 3 of the Town and Country Planning (General) Regulations 1992, planning permission be deemed to be granted, subject to the conditions set out in the report, for the reasons set out in the report.

1062

TOWN PLANNING APPEALS

NOTED

1. The information on town planning application appeals received from 07/03/2009 to 10/04/2009.
2. Members' requests regarding reporting to Committee.
3. Officers' responses to Members' general queries.
4. Decisions on appeals were available to read in full via the Planning Inspectorate website www.planning-inspectorate.gov.uk.

1063

END OF 2008/09 MUNICIPAL YEAR

NOTED

1. Councillor Simon's thanks to Councillor Barker for his fair and open chairmanship of Planning Committee during this municipal year, and to officers for their hard work.
2. The Chairman's thanks for the support he had received, and congratulations to Bob Griffiths on his permanent appointment, and welcome to Aled Richards as Head of Development Services.