

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON WEDNESDAY, 24 JUNE 2009**

COUNCILLORS

PRESENT Alan Barker, Dogan Delman, Jayne Buckland, Lee Chamberlain, Peter Fallart, Jonas Hall, Ahmet Hasan, Chris Joannides, Donald McGowan, Toby Simon, Dino Lemonides, Kieran McGregor and Anne-Marie Pearce

ABSENT Andreas Constantinides and Annette Dreblow

OFFICERS: Bob Ayton (Schools Organisation & Development), Nathalie Boateng (Legal), Bob Griffiths (Assistant Director, Planning & Environmental Protection), Andy Higham (Area Planning Manager), Steve Jaggard (Environment & Street Scene), Aled Richards (Head of Development Services) and David Snell (Area Planning Manager) Jane Creer (Secretary) and Stacey Gilmour (Secretary)

Also Attending: Councillor Henry Pipe.
Approximately 6 members of the public, applicants, agents and their representatives.
Dennis Stacey, Chairman of the Conservation Advisory Group.

73

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.

74

APOLOGIES FOR ABSENCE

NOTED

1. Apologies for absence were received from Councillors Constantinides and Dreblow.
2. Apologies for lateness were received from Councillor Hall who arrived before consideration of any applications had begun.
3. The Chairman's clarification that once he had handed over to an officer to introduce an application, any councillor arriving after that point would be deemed as late and would not be permitted to vote on that item.

75

DECLARATION OF INTERESTS

NOTED that Councillor Hasan declared a personal interest in application TP/07/1029 – 4, Princes Road, London, N18, as he knew the applicant.

76 MINUTES

AGREED that the minutes of the meeting held on 20 May 2009 be confirmed as a correct record.

NOTED that members re-iterated their requirements of the end of year report on appeals to be presented to Committee in July.

77 REPORT OF THE ASSISTANT DIRECTOR, PLANNING AND ENVIRONMENTAL PROTECTION

RECEIVED the report of the Assistant Director, Planning and Environmental Protection (Report No. 24).

78 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.

79 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.

80 TP/08/2244 - TRURO HOUSE, 176, GREEN LANES, LONDON, N13 5UJ

NOTED

1. The two applications in relation to Truro House would be discussed together but voted on separately.
2. Updates to the report including an extension of the walkway balconies to the northern elevation, a proposed additional condition in relation to the Davis House entrance, and confirmation that English Heritage considered the structural element acceptable.
3. The deputation of Ms Christina Nicolaidis, including the following points:
 - a. She had been a resident of Ecclesbourne Gardens for about 25 years.

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- b. The nearby mosque and the school in Oakthorpe Road already generated a lot of traffic congestion and parking problems locally.
 - c. Residents were concerned there would not be sufficient parking provision for the number of units proposed, especially as some were four bed units, and this development would make traffic problems worse.
4. The response of Dr Peter Smith, the agent, including the following points:
- a. 27 car parking spaces would be provided and it was felt that this would be adequate, particularly considering the good public transport provision in the area.
 - b. This amount of parking space would also allow as much parkland as possible to be retained.
5. The statement of Councillor Henry Pipe, Palmers Green ward councillor, including the following points:
- a. The restoration of Truro House as a single dwelling was welcomed and the designs were high quality, but concerns remained regarding the scale and nature of the development and the parking provision.
 - b. He highlighted the guarded comments of English Heritage and others set out on page 73 of the report and the concerns raised by Arriva on page 74.
 - c. The surrounding roads suffered from severe congestion with the area coming to a standstill especially on Fridays and he understood residents' fears. One parking space per property may be acceptable under the London Plan guidelines, but the Unitary Development Policy would have required 54 spaces as a minimum. He would therefore like an assurance from Highways officers that an enforceable solution be sought.
6. Mr Dennis Stacey confirmed that Conservation Advisory Group were supportive of this proposal and felt this was a last chance for Truro House and should be taken, but would like to see a better entrance to Davis House.
7. Councillor Simon's request for an additional condition to secure management arrangements for the parkland and communal terraces.
8. Officers' advice in response to Councillor Simon's suggestions to minimise traffic impact on surrounding roads.
9. Discussion by members about parking and Councillor McGowan's request that their concerns be passed to the appropriate department about the current wider traffic problems in the area and their effects on residents' lives.
10. Officers' response to Councillor Fallart's suggestions regarding increasing parking spaces to 33 and car park surface options, and agreement to amend Condition 1 to emphasize the importance of permeable surfaces.

AGREED that subject to the completion of a Section 106 Agreement regarding the restoration of Truro House and future management of the

building its curtilage and a financial contribution towards highway works, the Assistant Director (Planning and Environmental Protection) be authorised to grant planning permission, subject to the conditions set out in the report, and additional and amended condition below, for the reasons set out in the report.

Arising from Discussion – Additional Conditions

- Prior to the occupation of the development hereby approved a management plan including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved by the local planning authority. The approved management plan shall be adhered to at all times.

Reason:

- (i) to safeguard the setting and appearance of the special historic and architectural interest of the listed building;
- (ii) to safeguard the appearance of the site and its setting having regard to the character and appearance of the surrounding area and the adjoining New River corridor;
- (iii) to safeguard and enhance the ecological value of the site including the retained trees in line with objectives in PPS9.

- Prior to any development commencing, due to the unacceptability of the current proposals, revised details of the main entrance to “Davis House” shall be submitted to and approved by the local planning authority. The entrance detail to be implemented as approved.

Reason: in the interests of securing an appropriate design and appearance for the enabling development within the curtilage of the listed building to safeguard the special architectural and historic interest of Truro House.

- Prior to any development commencing, details of a possible six additional spaces to be provided to serve the development hereby approved shall be submitted and approved by the local planning authority. The additional spaces shall be located and surfaced with appropriate porous materials to minimise the impact on the setting and character of the listed building and its associated curtilage. The agreed details shall be implemented as approved and thereafter retained in such form.

Reason:

- (i) in order to increase on site parking and minimise the impact on the free flow and safety of vehicles and pedestrians using the adjoining highways;
- (ii) to ensure the materials used in providing these additional parking spaces do not prejudice the setting and appearance of the special historic and architectural interest of the listed building.

- Amendment to Condition 1 – Detail of Hard Surfacing

The development shall not commence until details of the surfacing materials to be used within the development including footpaths, access roads and

parking areas and road markings have been submitted to and approved in writing by the Local Planning Authority. The proposed materials shall maximise the opportunity for the use of permeable material. The agreed surfacing shall be carried out in accordance with the approved detail before the development is occupied or use commences.

Reason:

- (i) in the interests of promoting the principle of sustainable drainage;
- (ii) to ensure that the development does not prejudice highway safety and a satisfactory appearance.

81

LBC/08/0024 - TRURO HOUSE, 176, GREEN LANES, LONDON, N13 5UJ

AGREED that listed building consent be granted, subject to the conditions set out in the report for the reason set out in the report.

82

TP/07/1029 - 4, PRINCES ROAD, LONDON, N18 3PR

NOTED

1. Receipt of additional information regarding provision of additional land opposite the premises (RA Haulage Co Ltd) to provide approximately an additional 20 car parking spaces and confirmation that the Applicant would be willing to enter into a legal agreement to secure its availability along with the provision of two valets to park visitor cars.
2. Receipt of a traffic survey showing vehicle movements along Princes Road.
3. The deputation of Ms Carolyn Apcar, of Apcar Smith Planning, planning consultant for the applicant, including the following points:
 - a. There had been no objections from the public to the proposals, but a number of organisations had sent letters of support and highlighted the shortage of such facilities.
 - b. The Environment Agency had withdrawn its initial objections and Environmental Health did not object.
 - c. The haulage company opposite had confirmed in writing their willingness to allow their car park to be used after 6pm and that this could be added as a condition. The facility would now exceed relevant car parking standards.
 - d. This use would provide more jobs than warehousing use; 23 jobs would be created, including two valets.
 - e. Valet staff would ensure that cars were properly parked and there was no danger to pedestrians.
 - f. Surveys showed only three freight vehicle movements in each direction between 5pm and 6pm. This was not a busy freight route at the times when the proposed use would be operating.

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g. There had been no objections from neighbouring businesses and conditions would ensure there was no noise nuisance to surrounding industrial uses.

4. The Chairman's concerns including that local street lighting was suited only to industrial area use and that the crossing point to the hall should be safer, perhaps with a zebra crossing.

5. Lengthy debate by members highlighting community needs, employment creation, and possible conditions to mitigate the concerns raised.

6. Planning officers' advice in relation to policy and precedent, and confirmation that the vacancy rate on the estate was not high.

7. The Transportation Planning officer's advice in relation to street lighting and highways issues.

8. Members expressed the opinion that the proposal was acceptable, setting aside the policy objection and impact on the surrounding industrial estate due to the retention of the ground floor for commercial purposes and the impact on the traffic conditions due to the provision of the proposed parking.

AGREED that a decision on the application be deferred to enable officers to prepare conditions and a possible legal agreement that would make the proposal acceptable.

83

LBE/09/0010 - 124 & 132, WATERFALL ROAD, LONDON, N14 7JN

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 condition set out in the report, for the reason set out in the report.

84

LBE/09/0011 - MILLFIELD THEATRE, SILVER STREET, LONDON, N18 1NB

NOTED

1. Some members' concerns regarding the viability of the bistro use, and its contribution to community service provision.

2. Councillor Delman and Pearce's views in support of the scheme, and that it would be complimentary to the theatre.

3. Officers' advice, in response to members' queries, in respect of consultation with English Heritage.

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4. The Head of Development Services' confirmation that members had already approved the design; this application dealt only with the principle of change of use.

5. A proposal to defer a decision to enable officers to present more robust justification of the use and expected economic benefits was not supported by a majority of the committee.

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.

85

LBE/09/0013 - FIRS FARM PRIMARY SCHOOL, RAYLEIGH ROAD, LONDON, N13 5QP

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 condition set out in the report for the reasons set out in the report.

86

LBE/09/0014 - FIRS FARM PRIMARY SCHOOL, RAYLEIGH ROAD, LONDON, N13 5QP

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 condition set out in the report for the reasons set out in the report.

87

LBE/09/0015 - EVERSLEY PRIMARY SCHOOL, CHASEVILLE PARK ROAD, LONDON, N21 1PD

NOTED

1. Receipt of two additional letters of objection including concerns that the school was already fully developed and there was no demand, that there would be an increase in traffic and congestion, that the building would be sited on green space, and concern that works had already begun.

2. Officers' confirmation that permission would be temporary, and that Condition 2 required the site to be returned to its original grass condition.

3. The Schools Organisation and Development officer's confirmation that space per pupil exceeded government standards in all Enfield schools, and agreement to include an assessment in respect of these guidelines in similar future reports to committee.

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

88

LBE/09/0016 - SUFFOLKS PRIMARY SCHOOL, BRICK LANE, ENFIELD, EN1 3PU

NOTED that Condition 3 be amended to time limited permission (5 years).

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

89

LBE/09/0017 - HONILANDS PRIMARY SCHOOL, LOVELL ROAD, ENFIELD, EN1 4RE

NOTED that Condition 3 be amended to time limited permission (5 years).

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

90

TP/09/0435 - 21, EXETER ROAD, LONDON, N9 0JY

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

91

TP/09/0604 - CHASE FARM HOSPITAL, THE RIDGEWAY, ENFIELD, EN2 8JR

NOTED

1. An additional condition requiring the submission and approval of details of solar panels.
2. The Planning officer's confirmation that the bedrooms would all have en-suite facilities and that there would be greater separation of sitting out areas and additional fencing.

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

92

TP/09/0664 - ALMA PRIMARY SCHOOL, ALMA ROAD, ENFIELD, EN3 4UQ

NOTED

1. An additional condition recommended by the Environment Agency to address monitoring of potential contamination.
2. Amended time limit to time limited permission (5 years).

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

**93
TOWN PLANNING APPEALS**

NOTED the information on town planning application appeals received from 07/05/2009 to 09/06/2009.

**94
ANNUAL REVIEW OF THE CONSERVATION ADVISORY GROUP**

NOTED the report if the Director of Place Shaping and Enterprise (Report No. 25), summarising the contribution made by the Conservation Advisory Group over the 2008/09 municipal year noted by the committee.

**95
ADDITIONAL MEETING OF PLANNING COMMITTEE**

AGREED

1. That an additional meeting of the Planning Committee be held to consider the Southgate College Planning application.
2. That the meeting be held on Thursday 23 July 2009, at 7.30pm at Enfield Civic Centre.

Post Meeting Note: *This date is not convenient for the College as the Agent who has led the project from their side is on holiday. An alternative date in September to be agreed by Planning Committee.*