

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON THURSDAY, 26 MARCH 2009**

COUNCILLORS

PRESENT Alan Barker, Henry Pipe, Chaudhury Anwar MBE, Dogan Delman, Annette Dreblow, Peter Fallart, Ahmet Hasan, Chris Joannides, Donald McGowan, Toby Simon and Terence Smith

ABSENT Jayne Buckland, Andreas Constantinides, Jonas Hall, Dino Lemonides, Kieran McGregor and Anne-Marie Pearce

OFFICERS: Bob Ayton (Schools Organisation & Development), Nathalie Boateng (Legal), Bob Griffiths (Interim Asst Director, Planning and Environmental Protection), Andy Higham (Area Planning Manager), David Snell (Area Planning Manager), Ransford Stewart (Borough Planning Officer), David B Taylor (Transportation Planning) and Mike Brown (Team Leader - Conservation) Jane Creer (Secretary) and Ann Redondo (Secretary)

Also Attending: Councillors Ertan Hurer and Martin Prescott.
Approximately 7 members of the public, applicants, agents and their representatives.
Dennis Stacey, Chairman of the Conservation Advisory Group.

926

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.

927

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Jayne Buckland, Andreas Constantinides, Jonas Hall, Dino Lemonides, Kieran McGregor and Anne-Marie Pearce. Apologies for lateness were received from Councillors Chris Joannides and Terence Smith.

928

DECLARATION OF INTERESTS

NOTED Councillor Pipe declared a personal interest in application TP/08/2234 (Southgate School, Sussex Way, Barnet, EN4 0BL) as he was an LEA Governor of the school.

**929
MINUTES**

AGREED that the minutes of the meeting held on 24 February 2009 be confirmed as a correct record.

**930
LOCAL DEVELOPMENT FRAMEWORK - NORTH EAST ENFIELD AREA
ACTION PLAN PREFERRED OPTIONS REPORT (REPORT NO. 226)**

RECEIVED the report of the Director of Place Shaping and Enterprise.

NOTED

1. Councillor Simon's request that officers please notify the relevant Area Forum secretary in advance of future LDF report consultation periods, so that they may be included in an appropriate agenda and a presentation received at the local Area Forum.

2. Planning Committee noted that views on the North East Enfield Area Action Plan Preferred Options Report were currently being sought from a wide range of Enfield's residents and organisations.

**931
REPORT OF THE INTERIM ASSISTANT DIRECTOR, PLANNING AND
ENVIRONMENTAL PROTECTION**

RECEIVED the report of the Interim Assistant Director, Planning and Environmental Protection (report no. 225).

**932
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.

**933
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.

**934
TP/08/1209 - KING EASTON GARDEN CENTRE, 69, STATION ROAD,
LONDON, N21 3NB**

NOTED

PLANNING COMMITTEE - 26.3.2009

1. Receipt of an additional objection from Winchmore Hill Residents' Association, requesting conditions to safeguard the rear access pathway at Compton Terrace and the hedgerow and trees, and additional landscaping.
2. Network Rail had no objection in principle.
3. The deputation of Mrs Audrey Kirby, local resident of Compton Terrace, including:
 - a. Neighbouring residents had no objection to the development of the site in general, but this proposal was considered disappointing, poorly conceived and over developed, without understanding or respect for the character of the Conservation Area.
 - b. The proposal squeezed in the maximum number of units into a very small site, which was too narrow to accommodate so many buildings.
 - c. Provision for parking on the site was insufficient and there was concern about the location of the entrance to the car park.
 - d. The large shop was not needed in the area and would be an inappropriate visual intrusion in the Conservation Area.
 - e. There was no provision for customer parking or delivery vehicles to the flats or commercial area, and this area was busy at all times of day.
4. The deputation of Mr Anthony Pearson, local resident of Roseville, including:
 - a. He was speaking on behalf of the 10 residents of Roseville, who owned the freehold, who were not against development of the site, but had submitted detailed objections to this application.
 - b. Their principal objection was to the proposed removal of 30% of the mature hedge and trees at the northern end of the site, and their retention should be of paramount importance.
 - c. Building to the site boundary was very unusual in a residential area.
 - d. They would not enter an agreement with the developers for rights to access gutters etc for maintenance.
 - e. The retail unit was not considered appropriate.
 - f. They would remove their objections provided no part of the hedge was removed and the retail unit was reduced by a storey.
5. The arrival at the meeting of Councillors Chris Joannides and Terence Smith who, not having been present for the entire item, were not permitted to vote in respect of this application.
6. The statement of Councillor Ertan Hurer, Winchmore Hill ward councillor, including:
 - a. Development on this site should be smaller scale and less cramped.
 - b. Amenity space levels and parking provision were inadequate, and UDP standards were not met.
 - c. There was no provision for visitor parking, and it was questioned whether the development would be outside the Controlled Parking Zone.
 - d. Objection to the retail unit, which was likely to be serviced from the front leading to commercial vehicles blocking the road.

- e. The development would be out of character and inappropriate in the Conservation Area.
7. The statement of Councillor Martin Prescott, Winchmore Hill ward councillor, including:
- a. He disagreed with the officers' reasons to grant permission.
 - b. The contribution to housing stock did not justify cramming in this development.
 - c. The proposed development would clearly detract from the character and appearance of the surrounding area.
 - d. This development would restrict the amenities of surrounding properties and would cause loss of privacy.
 - e. There were already parking problems in the area and visitors to the development would inevitably make these worse.
8. The response of Mr Makasis of GML Architects, the Agent, including:
- a. Negotiations with the Council had been going on for a considerable time, with positive pre-application discussions and site visits and two presentations to Conservation Advisory Group (CAG).
 - b. All major recommendations had been incorporated, including setting the shop back and including traditional pitched roofs and a more traditional palette, and reducing the height.
 - c. Councillors had made a site visit in January and there had been subsequent amendments to exclude the rear garden of no. 6, Compton Terrace, to allow refuse collection from Compton Road, and to retain the hedge and enclosed right of way.
 - d. The housing density was within guidelines and lower than other parts of the borough.
 - e. Great support had been received from CAG.
 - f. The triangular house would be an effective gateway to the site.
 - g. The shop was a requirement of the Planning Authority, and extended the public realm in front.
 - h. Amenity space provision was above guidelines and there would be roof terraces, landscaping and balconies.
9. Concerns expressed by Councillor Barker regarding density, overcrowding, lack of amenity space, overlooking, refuse collections and appropriateness in the area.
10. Support expressed by Councillor Simon for the interesting design and contribution of good quality appropriately sized housing at not too high a density, and that the amenity space was likely to be highly useable.
11. Councillor Dreblow's concerns that current parking and traffic problems in the area would be exacerbated by visitors and shop customers, and about the hedge, building to the boundary, and effect on the Conservation Area.
12. Dennis Stacey, CAG Chairman, confirmed that the Group was pleased with this amended design of the buildings at each end and, acknowledging

that this was a thin, narrow site with fragmented amenity space, felt that the proposals reflected the surrounding Conservation Area.

13. Councillor McGowan's support for the efforts made by the developer to respond to objections.

14. Advice of the Planning Officer in response to Members' queries that there was not an obligation for retail unit provision, that he was not aware of any previous planning condition relating to retention of the hedge, clarification of living space sizes, and that conditions could be added in relation to parking permits.

15. A majority of the Planning Committee did not support the Planning officers' recommendation that planning permission be granted.

AGREED that planning permission be refused for the following reasons:

The proposed development, by reason of its scale, height, massing, siting, layout, site coverage, and lack of amenity space, results in an intrusive and discordant form of development and would represent an over-development of the site, which is considered detrimental to the character and appearance of the surrounding area and would neither preserve nor enhance the special character or appearance of the Winchmore Hill Green Conservation Area within which it is located. This would be contrary to Policies (I) GD1, (I) GD2, (II) GD3, (I) C1, (II) C28 and (II) C30 of the Unitary Development Plan as well as Policy 4B.8 of the London Plan.

The proposed development, by reason of its size, height and siting on the boundary, would give rise to conditions through overlooking, a loss of outlook and greater sense of enclosure that would adversely affect the residential amenities enjoyed by the occupiers of adjacent residential properties. This is contrary to Policies (I) GD1, (I) GD2, (II) GD3 and (II) H8 of the Unitary Development Plan as well as Policy 4B.8 of the London Plan.

The proposed development, due to the inadequate provision of parking for the development and servicing for the proposed retail unit, would give rise to on street parking and servicing in the surrounding area and with particular regard to the servicing of the retail unit on Station Road, due to the width of the highway and proximity to Winchmore Hill station, the development would result in conditions prejudicial to the free flow and safety of traffic. This would be contrary to Policies (II) GD6 and (II) GD8 of the Unitary Development Plan.

935

LBE/08/0027 - HIGHFIELD PRIMARY SCHOOL, HIGHFIELD ROAD, LONDON, N21 3HE

NOTED

1. Receipt of an additional letter of objection, including concerns in relation to inadequate consultation, especially as work had commenced, effects on on-street parking, and loss of parking spaces.
2. Additional conditions in relation to highways matters.

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 and additional conditions below, for the reasons set out in the report.

Additional Conditions

1. Prior to the occupation of the development hereby approved details of the redundant points of access and reinstatement of the verges to make good the footway shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and permanently retained.

Reason: In the interests of highway safety and to improve the visual amenities of the street scene.

2. Prior to commencement of development details of the new traffic calming measure, removal of the old traffic calming measure and making good of the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the occupation of the development hereby approved and permanently retained thereafter.

Reason: To provide access to /egress from the site such as to preserve the interests of highway amenity and pedestrian and vehicular safety.

3. That development shall not commence on site until a construction methodology has been submitted to and approved in writing by the Local Planning Authority. The construction methodology shall contain: (i) photographic condition survey of the roads and footways leading to the site of construction, (ii) details of construction access and vehicle routing to the site, (iii) arrangements for vehicle servicing and turning areas, (iv) arrangements for the parking of contractors vehicles, (v) arrangements for wheel cleaning, (vi) arrangements for the storage of materials, and (vii) hours of work. The development shall then be undertaken in accordance with the approved construction methodology unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the implementation of the development does not lead to damage to the existing roads and to minimise disruption to neighbouring properties.

936

LBE/09/0001 - FORMONT CENTRE, WAVERLEY ROAD, ENFIELD, EN2 7BT

NOTED the Planning Officer's clarification that LBE/09/0001 and LBE/09/0003 were different schemes, which could not be implemented together.

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

937

LBE/09/0002 - FORMONT CENTRE, WAVERLEY ROAD, ENFIELD, EN2 7BT

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

938

LBE/09/0003 - FORMONT CENTRE, WAVERLEY ROAD, ENFIELD, EN2 7BT

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

939

TP/08/1793 - FORMER AQUATIC CENTRE AND, PART OF 144, THEOBALDS PARK ROAD, CREWS HILL, ENFIELD, EN2 9DH

NOTED

1. The receipt of a petition containing 143 signatures and 27 letters in support of the application.
2. An amendment to the recommendation to delete the wording "a Deed of Variation".

AGREED that subject to the completion of a legal agreement to secure highway improvement works for road safety measures at the juncture of Theobalds Park Road and Cattlegate Road and to ensure that the remnants of the fire damaged building is removed prior to the commencement of construction of the proposed Visitor Centre, planning permission be granted subject to the conditions set out in the report, for the reasons set out in the report.

940

TP/08/2101 - 42, HIGH STREET, LONDON, N14 6EB

NOTED

1. The applicant had withdrawn the planning application.
2. The matter would be referred to Planning Enforcement to investigate the need for action against any breach of planning control.

941

TP/08/2234 - SOUTHGATE SCHOOL, SUSSEX WAY, BARNET, EN4 0BL

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

942

TP/09/0051 - ST JOHN AND ST JAMES C OF E PRIMARY SCHOOL, AND PART OF ST JAMES PUBLIC OPEN SPACE, GROVE STREET, LONDON, N18 2TL

NOTED

1. A number of additional conditions further to discussions.

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

Additional Conditions

1. The new pedestrian entrance to the school in the northwest corner of the site, shall be open and available for use by children and parents at the beginning and end of the school day and maintained as such thereafter.

Reason: In the interests of ensuring convenient pedestrian accessibility.

2. Prior to the occupation of the development hereby approved, details of the redundant points of access and reinstatement of the verges to make good the footway shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and permanently retained.

Reason: In the interests of highway safety and the visual amenities of the street scene.

3. The development hereby approved shall not be occupied until a mechanism to secure the introduction of parking controls in Grove Street has been submitted to and approved by the Local Planning Authority. The approved parking controls shall be implemented thereafter, in accordance with an agreed timescale.

Reason: In the interests of highway safety.

4. The development hereby approved, shall not be occupied until such time as a Travel Plan produced in accordance with the TfL publication "What a School Travel Plan should contain" has been submitted to and approved by the Local Planning Authority. The travel plan shall thereafter be implemented and adhered to.

Reasons: In the interests of promoting reduced dependency on car related journey and to ensure traffic generated by the development is minimised.

5. Details of improvements to the pedestrian routes to the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the occupation of the development hereby approved and permanently retained thereafter.

Reason: To provide access to /egress from the site such as to preserve the interests of highway amenity and pedestrian and vehicular safety.

6. The development hereby approved shall not be occupied until such time as an Order made under the Highways Act is in place in respect of the stopping up and diversion of the public footpath affected by the approved scheme and the alternative footpath has been constructed in accordance with details to be submitted to the Local Planning Authority and made available for public use.

Reason: In the interests of pedestrian accessibility and in the wider interests of maintaining the public highway and adequate pedestrian permeability within the local area.

7. That development shall not commence on site until a construction methodology has been submitted to and approved in writing by the Local Planning Authority. The construction methodology shall contain: (i) photographic condition survey of the roads and footways leading to the site of construction, (ii) details of construction access and vehicle routing to the site, (iii) arrangements for vehicle servicing and turning areas, (iv) arrangements for the parking of contractors vehicles, (v) arrangements for wheel cleaning, (vi) arrangements for the storage of materials, and (vii) hours of work. The development shall then be undertaken in accordance with the approved construction methodology unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the implementation of the development does not lead to damage to the existing roads and to minimise disruption to neighbouring properties.

943

TOWN PLANNING APPEALS

NOTED the information on town planning application appeals received from 06/02/2009 to 06/03/2009.