

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON WEDNESDAY, 20 MAY 2009**

**COUNCILLORS**

**PRESENT** Alan Barker, Dogan Delman, Jayne Buckland, Lee Chamberlain, Andreas Constantinides, Annette Dreblow, Peter Fallart, Jonas Hall, Ahmet Hasan, Chris Joannides, Toby Simon, Dino Lemonides and Kieran McGregor

**ABSENT** Donald McGowan and Anne-Marie Pearce

**OFFICERS:** Bob Ayton (Schools Organisation & Development), Linda Dalton (Legal rep), Andy Higham (Area Planning Manager), Mike Hoyland (Senior Transport Planner) and Aled Richards (Head of Development Services), Jane Creer (Secretary) and Ann Redondo (Secretary)

**Also Attending:** Councillor Henry Pipe.  
Approximately 15 members of the public, applicants, agents and their representatives.  
Peter Fisk, Vice Chairman of the Conservation Advisory Group.

**10  
WELCOME AND LEGAL STATEMENT**

NOTED

1. The Chairman welcomed attendees to the Planning Committee and welcomed Councillor Lee Chamberlain as a new member of the committee.
2. Farewells were given to Councillors Chaudhury Anwar and Terence Smith, who were no longer members of the committee following restructuring agreed at Annual Council.
3. The new Vice Chairman of Planning Committee was Councillor Delman.
4. The Chairman introduced Linda Dalton, Legal representative, who read a statement regarding the order and conduct of the meeting.

**11  
APOLOGIES FOR ABSENCE**

NOTED that apologies for absence were received from Councillors McGowan and Pearce, and apologies for lateness from Councillor Buckland.

**12  
DECLARATION OF INTERESTS**

NOTED that there were no declarations of interest in respect of items on the agenda.

**13  
MINUTES**

**AGREED** that the minutes of the meeting held on 30 April 2009 be confirmed as a correct record.

**14  
REPORT OF THE ASSISTANT DIRECTOR, PLANNING AND ENVIRONMENTAL PROTECTION**

RECEIVED the report of the Assistant Director, Planning and Environmental Protection (Report No. 7).

**15  
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.

**16  
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.

**17  
TP/09/0423 - 90-120, GREEN LANES, LONDON, N13 5UP**

NOTED

1. The Planning Officer's introduction to the application, highlighting the key issues, planning history, and improvements made to the design.
2. The arrival of Councillor Buckland at the meeting during the introductory slide presentation but before the Planning Officer's update.
3. The Metropolitan Police raised no objection in terms of "Secure by Design".
4. The statement of Councillor Henry Pipe, Palmers Green Ward Councillor, including:
  - a. He welcomed the principle of such development of the site, but had three outstanding objections.
  - b. Concerns regarding the height of the central section and associated massing and lack of architectural detail to break up the frontage.

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- c. Concerns regarding the extent of affordable housing and quality of accommodation.
  - d. Concerns regarding the design at this strategically important site, and that the opportunity should be taken to set a benchmark standard for other redevelopment in the area around the North Circular Road.
  - e. He would not like to see low quality commercial units dominated by take-aways and requested that the proportion of A1 use be increased.
  - f. He sympathised with concerns about amenity space provision.
5. The response of Mr Innes Gray, of Consensus Planning, representing their client Beechwood Homes as the applicant, including:
- a. This application was the result of 12 months' discussion with officers and the scheme had been modified to reduce its scale and massing and had now been recommended for approval.
  - b. The existing buildings were unsightly and poor quality and this development would enhance the area with shops and residential provision and make a significant improvement to the environment.
  - c. No letters of objection had been sent in relation to this application.
  - d. If permission was granted, development would begin immediately, and St. Pancras Housing Association would take possession as soon as the housing was completed.
  - e. Benefits included improvements to the adjacent brook and highway safety and a contribution for improvements to Broomfield Park.
  - f. Housing would be affordable and suitable for first time buyers.
6. Lengthy general discussion by the committee with issues raised including:
- a. Suggestions that the bland frontage be improved for example with juliet balconies or bands of coloured brickwork, and that Condition 1 be amended in relation to external finishing materials.
  - b. The decking/communal amenity area should be actively managed and play apparatus should be provided for young children.
  - c. Members' continuing concerns regarding height and massing, density, acceptability of the amenity space and that Broomfield Park was not conveniently accessible.
  - d. Concern about access to the car park area, and that gating may prevent fly-tipping.
  - e. Car parking provision would be inadequate for the residences and shops.
  - f. Discussion on further restriction to use of retail units.
  - g. Comments that the development would be an improvement to current buildings on the site and would provide much needed accommodation.
7. Officers' clarification of changes made to the scheme to address previous reasons for refusal of permission, and confirmation of the unit sizes and tenure.
8. Officers' advice regarding housing allocation, with the recommendation to be amended to confirm nomination rights to affordable housing.

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9. Confirmation that there had been dialogue with the Council's Place Shaping team, who had no objection in principle.
10. Councillor Simon's proposal, seconded by Councillor Constantinides, that the officers' recommendation be accepted, subject to amendments to landscaping conditions to be specific about provision and management of play area on amenity deck.
11. Advice from the Legal representative on voting eligibility and procedures.
12. Votes were recorded on request as follows:  
For: Councillors Simon, Buckland, Constantinides, Hasan, Lemonides, McGregor and Fallart.  
Against: Councillors Delman, Chamberlain, Dreblow, Hall and Joannides.

**AGREED** that subject to the completion of a Section 106 Agreement regarding a financial contribution towards education and play and open space provision together with the provision of 30 affordable units on site and nomination rights for this Council, the Assistant Director (Environment & Streetscene) be authorised to grant planning permission subject to the conditions set out in the report and amendments below.

### Amendment to Conditions

Condition 1 - The development shall not commence until details of the external finishing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include materials which articulate the development to mitigate its overall mass and the development shall be constructed in accordance with the approved details.

Reason: To ensure the external appearance of the development is articulated and detailed to result in an acceptable external appearance.

Condition 22 - The development shall not commence until a landscaping scheme has been submitted to and approved by the local planning authority. The landscaping scheme shall include details of trees, shrubs and grass to be planted on the site, including adequate replacement of the existing trees together with details of a dedicated play area for children on the amenity deck. The planting scheme shall be carried out in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any planting which dies, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details. The play area shall be provided and available for use prior to the occupation of the first residential unit.

Reason:

(i) To ensure the development provides an acceptable residential environment for future occupiers and a satisfactory appearance within the street scene;

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(ii) to ensure that the development does not prejudice highway safety.

Condition 33 - Prior to the commencement of the development a management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens) and the approved play area, shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall be carried out as approved.

Reason:

- (i) To protect the natural features and character of the area and identify opportunities for enhancement of biodiversity in line with national planning policy in PPS9;
- (ii) to ensure the approved landscaping and play area is maintained to the highest standards for the benefit of residents;
- (II) to ensure the approved landscaping and play area contribute to an acceptable provision of amenity space

New Condition

Condition 36 – Details of a means of securing access to the car park and service area shall be submitted to and approved by the local planning authority. The approved details shall be implemented prior to the occupation of the development and thereafter retained in such form unless otherwise agreed in writing by the local planning authority.

Reason:

- (i) In order to ensure parking and servicing is retained at all times for the benefit of occupiers of the development;
- (ii) in the interests of highway safety.

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**AD/09/0020 - CENTRAL LIBRARY, CECIL ROAD, ENFIELD, EN2 6TG**

NOTED the Planning officer's confirmation that permission was sought for the installation of display advertisements until the end of April 2010, that no signs would be illuminated, and that displays would feature white text on a blue background.

**AGREED** that advertisement consent be granted subject to the condition set out in the report for the reasons set out in the report.

**19**

**LBE/09/0008 - ELDON JUNIOR SCHOOL, ELDON ROAD, EDMONTON, N9 8LG**

**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.

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**LBE/09/0009 - ELDON JUNIOR SCHOOL, ELDON ROAD, EDMONTON, N9 8LG**

NOTED the School Organisation and Development Officer's clarification of the centre's use and purpose, and that there would be no loss of children's useable playing field space.

**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 amendment below, for the reasons set out in the report.

Amendment to Condition 5

That this permission shall be for a limited period expiring no later than three years from the date of this decision notice after which the building hereby permitted shall be removed and the land reinstated to its original grassed condition to the satisfaction of the Local Planning Authority unless otherwise agreed in writing by the Local Planning Authority.

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**TP/09/0436 - 87, ULLESWATER ROAD, LONDON, N14 7BN**

NOTED

1. Planning officers had received revised plans, which gave a more accurate reflection of building heights, but the recommendation remained the same.
2. Receipt of an additional letter of objection from local residents read out by the Planning officer, including that the proposed building was out of keeping with the street in design and scale and materials, there could not be side access and the proposal was unbuildable.
3. Under 'Background' on page 57 the report should read "...the Inspector when dismissing the appeal on TP/07/2194".
4. Officers' confirmation that the Planning Inspector had no objection to the infilling of the space
5. Members' concerns in relation to storage and trundling facilities for wheelie bins, and that developers should be advised of the Council's waste and recycling policy for future applications.
6. Officers' advice in relation to removal of previous environmentally friendly features.

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

**22**

**TP/93/0350/VAR5 - 23, THE GRANGEWAY, LONDON, N21 2HB**

NOTED

1. Officers' clarification of the proposal and the planning history and context of the original approved opening hours.
2. Receipt of two additional letters of objection from local residents, including concerns about current late operating hours and associated noise and activity.
3. Officers' confirmation that original planning approval conditions did not state when the operation should cease activity, and acceptance of this proposal and condition would allow greater control by the planning authority and use of appropriate enforcement measures.

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

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**TOWN PLANNING APPEALS**

NOTED

1. The Committee noted the information on town planning application appeals received from 11/04/2009 to 06/05/2009.
2. Officers were evaluating the yearly figures and would present a report to Committee in July.

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**ADDITIONAL MEETING OF PLANNING COMMITTEE**

**AGREED** to defer this item to the next meeting.