

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON THURSDAY, 18 DECEMBER 2008**

**COUNCILLORS**

**PRESENT** Alan Barker, Jayne Buckland, Andreas Constantinides, Dogan Delman, Annette Dreblow, Peter Fallart, Jonas Hall, Ahmet Hasan, Chris Joannides, Dino Lemonides, Kieran McGregor, Anne-Marie Pearce, Toby Simon and Terence Smith

**ABSENT** Henry Pipe, Chaudhury Anwar MBE and Donald McGowan

**OFFICERS:** Bob Ayton (Schools Organisation & Development), Andy Higham (Area Planning Manager), Julian Jackson (Head of Development Control), John Lynch (Interim Borough Planning Officer), Steve Jaggard (Environment & Street Scene), David Snell (Area Planning Manager) and Keith Trowell (Legal), Jane Creer (Secretary) and Kasey Knight (Secretary).

**Also Attending:** Approximately 40 members of the public, applicants, agents and their representatives.  
Dennis Stacey, Chairman of the Conservation Advisory Group.

**641**

**WELCOME AND LEGAL STATEMENT**

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

**642**

**APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Anwar, McGowan and Pipe.

**643**

**DECLARATION OF INTERESTS**

NOTED Councillor Delman declared a prejudicial interest in TP/08/1311 (152, Green Lanes, London, N13 5UN). He left the room when the item was considered.

**644**

**MINUTES**

**AGREED** that the minutes of the meeting held on Thursday 27 November 2008 be confirmed as a correct record.

**645**

**REPORT OF THE INTERIM BOROUGH PLANNING OFFICER (REPORT NO. 160)**

RECEIVED the report of the Interim Borough Planning Officer.

**646**

**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.

**647**

**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 agenda.

**648**

**LBE/08/0025 - SALISBURY LOWER SCHOOL, TURIN ROAD, LONDON, N9 8DQ**

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

**649**

**TP/08/0886 - 24, FOUNTAINS CRESCENT, LONDON, N14 6BE**

NOTED

1. The receipt of an additional objection from Councillor Edward Smith on grounds that the infill development would detract from the existing suburban character of the locality.
2. The deputation of Mr Chris Georgiou of CG Architects, the agent, including:
  - (i) The proposed design would be in keeping with neighbouring properties and would not be detrimental to the street scene.
  - (ii) Creation of four parking spaces.
  - (iii) The application proposes communal amenity space, with additional landscape areas to the front of the property, with refuse and recycling storage provided.
  - (iv) The proposed extension would retain a separation of 4.5 metres from 26 Fountains Crescent.
3. The deputation of Mr John Tarrant, local resident, including:

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- (i) 117 letters objecting to the proposal had been received.
- (ii) The proposed conversion of the property would result in an over intensive use of the property.
- (iii) Loss of a family dwelling.
- (iv) Proposed visual appearance, size, mass, bulk and density would not be in keeping with the surrounding environment and would not complement the existing semi-detached and detached properties.
- (v) The existing dwelling is below minimum standard appropriate for conversions.
- (vi) The proposed extensions would give rise to unacceptable overlooking of neighbouring properties, loss of privacy and loss of light particularly number 26 Fountains Crescent.
- (vii) Noise and disturbance to neighbouring property.
- (viii) Concern regarding road safety as the proposed access is located on a dangerous 90-degree bend.
- (ix) Inadequate parking provision.

4. The deputation of Mr Paul Lee, local resident, including:

- (i) The proposed conversion would be overdevelopment, overbearing, overly dominant and visually intrusive in a preserved area.
- (ii) Site is not as accessible as suggested by the application.
- (iii) This proposal would be contrary to London Plan, Enfield's Local Development Framework and English Heritage policies.
- (iv) The large extensions would lead to loss of light particularly due to the reduced levels of number 26.

5. The unanimous support of the Committee to refuse the application.

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

**650**

**TP/08/0887 - 24, FOUNTAINS CRESCENT, LONDON, N14 6BE**

**AGREED** that consideration of the application be deferred due to inaccurate plans.

**651**

**TP/08/1311 - 152, GREEN LANES, LONDON, N13 5UN**

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

Additional Condition: The premises shall only be open for business and working between the hours of 08:00 to 20:00 Monday to Friday, 08:00 to 17:00 on Saturday and at no time at all on Sunday.

Reason: To safeguard the amenities of the occupiers of nearby residential properties and to ensure the scale of use remains appropriate to the location having regard to the character of the surrounding area and issues of free flow and safety on the adjoining highways.

**652**

**TP/08/1343 - 9, THE BRACKENS, ENFIELD, EN1 2JY**

NOTED a supplementary report, which had been circulated to members.

A vote was taken: 12 votes in favour of the officers' recommendation of refusal and 1 abstention.

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

**653**

**TP/08/1711 - 43, SPENCER AVENUE, LONDON, N14 4TS**

NOTED

1. A supplementary report, which had been circulated to members.
2. The deputation of Mr Nick Penfold, the applicant, including:
  - (i) The proposal was amended following early consultation with planning officers'.
  - (ii) The conversion would help satisfy the high demand for such housing.
  - (iii) Members' attention was drawn to figure 1 of the supplementary report
  - (iv) Concerns that the objections raised by local residents were based on the extensive history of failed planning applications and the previous use of the premises as temporary accommodation. (As detailed in figures 2 and 3 of the supplementary report).
  - (v) Members' attention was drawn to figure 4 of the supplementary report, showing that 43 Spencer Avenue was entered into the Council Tax list as four separate flats between 1 May 1999 and 1 October 2004.
  - (vi) The application proposes amenity space for all 3 flats, off street parking for 2 cars and a refuse and recycling storage area.
3. The response of Mr George Georgiou, local resident including:
  - (i) Concern with regard to the loss of a family dwelling and multiple occupancies.
  - (ii) The proposal would lead to on street parking in a road already experiencing high parking levels.
  - (iii) Concern that the proposed positioning of the plumbing would cause further damp problems in the neighbouring property.

4. Members discussed the history of the property.
5. In response to members' enquiries, the Planning Officer's advice that the number of conversions exceeds 20%.

The unanimous support of the Committee to refuse the application.

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

**654**

**TP/08/1732 - 1-4, BUCKWORTH COURT, HOLTWHITES HILL, ENFIELD, EN2 0RR**

NOTED

1. The deputation of Mr David James, neighbouring resident, including:
  - (i) Concern that the proposal was part of a larger scheme including nearby terraces and the Holtwhites Hotel.
  - (ii) The application was unlikely to provide adequate parking for visitors.
  - (iii) Concern that the proposed external lighting would disturb local residents.
  - (iv) Recommendation of an additional condition in relation to the existing boundary fence being replaced by a 2-metre high brick wall.
2. The response of Carolyn Apcar, the agent, including:
  - (i) She was speaking on behalf of the applicant.
  - (ii) The application follows the refusal of a previous application, which proposed a new building on the site of substantially greater footprint and mass.
  - (iii) The concerns of neighbours were appreciated, but there was no intention to expand.
  - (iv) The previous application proposed supported accommodation for 15 persons. This application proposes supported accommodation for 11 persons with learning and physical disabilities that generally do not drive. The proposed development would promote residents' independence. Four staff would work on the site to assist residents.
  - (v) The Council's Adult Social Services Housing Care and Support Team support the proposed development.
  - (vi) The proposed extension would be sited no closer from the side boundary with No. 1 Holtwhites Hill than the existing building.
  - (vii) The agent stated that the applicant would have no objection to imposition of a condition to erect a new boundary wall in replacement of the existing fence.

3. The advice of the Planning Officer that external lighting was covered by condition 9.

4. In response to members' enquiries, the Planning Officer's advice in respect to floor space.

A vote was taken: 12 votes in favour of the officers' recommendation that planning permission be granted and 1 abstention.

**AGREED** that planning permission be granted, subject to the conditions set out in the report for the reason set out in the report and subject to the provision of a wall along the boundary of No. 1 Holtwhites Hill being secured via condition 5.

**655**

**TP/08/1943 - ST EDMUNDS RC PRIMARY SCHOOL, HERTFORD ROAD, LONDON, N9 7HJ**

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

**656**

**TP/08/1951 - MERRYHILLS LIBRARY, ENFIELD ROAD, ENFIELD, EN2 7HL**

**AGREED** that planning permission be granted, subject to a Section 106 Agreement to address highway matters and the conditions set out in the report, for the reason set out in the report.

**657**

**TOWN PLANNING APPEALS**

NOTED the information on town planning applications appeals received from 8 November to 30 November 2008.

**658**

**THANKS**

NOTED special thanks and best wishes were given to John Lynch and Keith Trowell who were leaving the Council.