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PLANNING COMMITTEE

Tuesday, 17th September, 2019 at 7.30 pm
Venue: Conference Room
Civic Centre, Silver Street,
Enfield EN1 3XA

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MEMBERS

Councillors : Mahmut Aksanoglu (Chair), Sinan Boztas (Vice-Chair),
Mahym Bedekova, Chris Bond, Elif Erbil, Ahmet Hasan, Tim Leaver, Hass Yusuf,
Michael Rye OBE, Jim Steven and Maria Alexandrou

**N.B. Any member of the public interested in attending the meeting
should ensure that they arrive promptly at 7:15pm
Please note that if the capacity of the room is reached, entry may not be
permitted. Public seating will be available on a first come first served basis.**

**Involved parties may request to make a deputation to the Committee by
contacting the committee administrator before 12:00 noon on 16/09/19**

AGENDA – PART 1

3. MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 27 AUGUST 2019 (Pages 1 - 4)

To receive the minutes of the Planning Committee meeting held on Tuesday
27 August 2019.

TO FOLLOW

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PLANNING COMMITTEE - 27.8.2019

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 27 AUGUST 2019**

COUNCILLORS

- PRESENT** Mahmut Aksanoglu, Chris Bond, Ahmet Hasan, Tim Leaver, Hass Yusuf, Michael Rye OBE, Jim Steven and Maria Alexandrou
- ABSENT** Sinan Boztas, Mahym Bedekova and Elif Erbil
- OFFICERS:** Andy Higham (Head of Development Management), Dominic Millen (Group Leader Transportation), James Clark (Principal Planning Officer), David Gittens (Planning Decisions Manager), Vincent Lacovara (Head of Planning) and Claire Williams (Planning Decisions Manager) and Metin Halil (Secretary)
- Also Attending:** Dennis Stacey (Chair, Conservation Advisory Group), Councillor Margaret Greer and Trevor Hicks (Project Manager).
12 members of the public, applicant and agent representatives

197**WELCOME AND APOLOGIES FOR ABSENCE**

Councillor Aksanoglu, Chair, welcomed all attendees.

Apologies for absence were noted from Councillors Elif Erbil, Sinan Boztas (Vice-Chair) and Mahym Bedekova.
Apologies for lateness were received from Councillor Leaver.

Councillor Hass Yusuf deputised as the vice-chair for this meeting only.

198**DECLARATION OF INTEREST**

NOTED

1. Councillors Rye, Bond and Stevens all declared a non-pecuniary interest in Item 5, 105-109 Chase Side, Enfield, EN2 6NL (19/02447/FUL) as they were all patients at White Lodge Surgery.

199

**MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 16 JULY
2019**

PLANNING COMMITTEE - 27.8.2019

AGREED that the minutes of the Planning Committee meeting held on Tuesday 16 July 2019 were agreed as a correct record.

200

REPORT OF THE HEAD OF PLANNING (REPORT NO.84)

RECEIVED the report of the Head of Planning.

201

ORDER OF THE AGENDA

AGREED to vary the order of the agenda. The minutes follow the order of the meeting.

202

18/04935/FUL - 241 GREEN STREET, ENFIELD, EN3 7SJ

This application was withdrawn at the time this agenda was published.

203

19/00201/FUL - 465-469 GREEN LANES, LONDON, N13 4BS

NOTED

1. The introduction by Claire Williams, Planning Decisions Manager, highlighting the key issues and clarifying the proposals.
2. There was a reference to the update note that had been circulated to members.
3. Cycle parking (Condition 13) has been amended to remove reference to an additional cycle parking storage to the front communal area.
4. Condition 15 has been amended to include reference to tactile paving either side of the access. The information is required due to the impact of the proposals on the Cycle Enfield lanes.
5. With regard to the decentralised energy networks it is recommended that the scheme is designed to incorporate a mini DEN now with central boilers in a small plant area which would be secured through a condition. The obligation to connect to the wider DEN when it is extended to this area would be secured through a Section 106 agreement.
6. The deputation of Carolyn Apcar (Agent) and Andy Haynes (Bidwells).
7. Members debate and questions responded to by officers including a discussion on affordable housing and the absence of any provision in the revised scheme.
8. A proposal by Councillor Rye and seconded by Councillor Alexandrou to defer a decision on the application was supported unanimously by the committee.

AGREED that the application be DEFERRED due to concerns about the absence of affordable housing. Officers to explore with the Applicant how this can be addressed.

PLANNING COMMITTEE - 27.8.2019

204

19/02447/FUL - 105-109 CHASE SIDE, ENFIELD, EN2 6NL

NOTED

1. The introduction by James Clark, Principal Planning Officer, highlighting the key issues and clarifying the proposals.
2. Update to the Recommendation, that subject to the completion of a Section 106 Agreement the Head of Development Management/Planning Decisions Manager be authorised to Grant planning permission subject to conditions.
3. Confirmation that 21 parking spaces are proposed.
4. The statement of Dennis Stacey (Chair of CAG).
5. Members' debate and questions responded to by officers including the following:
 - Discussion on materials. James Clark confirmed details previously approved but agreed to have further discussion regarding specific materials (brick/cladding).
 - Discussion on residential amenity. Agreed a condition on obscure glazing for windows in the eastern elevation.
 - Discussion on visual impact of lift shaft. Agreed a condition specifying approved height.
6. The unanimous support of the Committee for the officers' recommendation.

AGREED that the Head of Development/the Planning Decisions Manager be authorised to grant planning permission subject to completion of a Section 106 Agreement, subject to conditions and additional conditions.

205

18/03845/FUL - 20, 22, 24 AND 26 DRAPERS ROAD, ENFIELD, EN2 8LU

NOTED

1. The introduction by James Clark, Principal Planning Officer, highlighting the key issues and clarifying the proposals.
2. Members' debate and questions responded to by officers including the following:
 - Discussion on Landscaping/Trees. Agreed an addition to existing condition to ensure replacement planting.
 - Additional conditions were also agreed to be included covering energy, potable water and security lighting.
 - Discussion regarding need for additional condition on sustainable construction.
3. The unanimous support of the Committee for the officers' recommendation.

PLANNING COMMITTEE - 27.8.2019

AGREED that Planning Permission be granted subject to conditions, completion of Section 106 agreement and additional conditions.

206

19/00973/FUL - 32 FOX LANE, LONDON, N13 4AH

NOTED

1. The introduction by Claire Williams, Planning Decisions Manager, highlighting the key issues and clarifying the proposals.
2. Members debate and questions responded to by officers.
3. The support of the majority of the committee: 7 votes for and 1 abstention.

AGREED that planning permission be granted subject to conditions.

207

19/01183/RE4 - FERN HOUSE SCHOOL, KESWICK DRIVE, EN3 6NY

NOTED

1. The introduction by David Gittens, Planning Decisions Manager, highlighting the issues and clarifying the proposals. This application had been deferred from the 16 July 2019 committee meeting so as to address two issues regarding community use and fire protection.
2. The statement by Trevor Hicks, Project Manager, providing further information on fire safety and sprinklers.
3. Members debate and questions responded to by officers.
4. The support of the majority of the Committee: 5 votes for and 3 against.

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 contained within the original report to the committee dated 16 July 2019.

208

DATE OF NEXT MEETING

NOTED

1. Meetings of Planning Committee were likely to be required on 17 September and 15 October 2019.
2. The Planning Panel meeting in respect of the Southgate Office Village has been organised for the 9 October 2019 at Highlands Assembly Hall. Andy Higham to confirm if the planning panel will go ahead on that date.