

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 21 NOVEMBER 2017**

COUNCILLORS

PRESENT Toby Simon, Jason Charalambous, Nick Dines, Ahmet Hasan, Derek Levy, Anne-Marie Pearce, George Savva MBE and Jim Steven

ABSENT Dinah Barry, Bernadette Lappage, Donald McGowan and Elif Erbil

OFFICERS: Andy Higham (Head of Development Management), Sharon Davidson (Planning Decisions Manager), Kevin Tohill (Planning Decisions Manager), David Gittens (Planning Decisions Manager), Dominic Millen (Regeneration & Environment) and Duncan Creevy (Legal Services) Jane Creer (Secretary)

Also Attending: Councillor Alan Sitkin, Cabinet Member for Economic Regeneration & Business Development
Councillor Edward Smith, Southgate Ward Councillor
Dennis Stacey, Chair, Conservation Advisory Group
Approximately 30 members of the public, applicant and agent representatives

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WELCOME AND APOLOGIES FOR ABSENCE

Councillor Simon, Chair, welcomed all attendees, in particular welcoming David Gittens as the new Planning Decisions Manager, and explained the order of the meeting.

Apologies for absence were received from Councillors Barry, Erbil and Lappage.

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DECLARATION OF INTERESTS

NOTED

1. Councillor Dines advised that his sister-in-law was a resident in the vicinity of Oakwood Methodist Church, but that he had not discussed application ref 16/04135/FUL with her and did not consider it constituted a disclosable pecuniary interest.

2. Councillor Dines advised that he had worked professionally with planning consultants involved with Meridian Water, but had not spoken with them about application ref 17/02151/FUL or 17/02152/FUL.
3. Councillor Simon declared a pecuniary interest in the Confirmation of Article 4(1) Direction in respect of Enfield Town as his house would be affected by that Direction. He would therefore leave the meeting and take no part in the discussion or decision on this item.

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MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 17 OCTOBER 2017

AGREED the minutes of the Planning Committee meeting held on 17 October 2017 as a correct record.

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REPORT OF THE ASSISTANT DIRECTOR, REGENERATION AND PLANNING (REPORT NO.98)

RECEIVED the report of the Assistant Director, Regeneration and Planning.

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ORDER OF THE AGENDA

AGREED that the order of the agenda be amended to accommodate those in attendance. The minutes follow the order of the meeting.

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17/03044/FUL - 23 CAMLET WAY, BARNET, EN4 0LH

NOTED

1. The introduction by David Gittens, Planning Decisions Manager.
2. Confirmation by Councillor Pearce that she had called in this application from a neutral position, feeling it would be fair to have a hearing by the Committee. The Chair noted the (split) vote by the Conservation Advisory Group to advise against the application which would also have led to referral to Committee.
3. The deputations of Ian Trehearne on behalf of the neighbouring residents, and Robert Wilson, resident of Crescent East and representative of Hadley Wood CAG study group.
4. The response of Alan Cox, agent for the applicant.

5. The statement of Dennis Stacey, Chair of Conservation Advisory Group.
6. Officers' response to concerns raised.
7. Members' debate and questions responded to by officers.
8. The Chair's proposal to amend the recommendation to provide that authority be delegated to officers to grant planning permission subject to further discussions on conditions, to include additional screening from balconies and planting to reduce overlooking, if practical and proportionate; and for a late stage review in respect of the S106 contribution.
9. The support of a majority of the committee for the amended recommendation: 5 votes for and 3 votes against.

AGREED that subject to the completion of a legal agreement to secure affordable housing contributions and late stage viability review, the Head of Development Management be authorised to grant planning permission subject to the conditions set out in the report, and the following changes:

- Condition 5 to be reconsidered with a view to provide more effective screening of the side and rear boundaries.
- Condition 13 – to be amended to reflect Committee's concerns that adequate drainage measures need to be in place during the construction phase.
- Possible additional condition to ensure provision of privacy screens to upper floor balconies.
- Review provision of cycle parking and need for a condition.

Following any consultation, the Chair, Vice Chair and Opposition Lead should be asked to approve the revised conditions.

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16/04135/FUL - OAKWOOD METHODIST CHURCH, WESTPOLE AVENUE, BARNET EN4 OBD

NOTED

1. The introduction by David Gittens, Planning Decisions Manager.
2. Officers had initially recommended the proposal for approval. However, following the failure of the applicant to reach agreement with the Council regarding the level of off-site affordable housing contributions, officers were now recommending that planning permission be refused on this ground. Officers were recommending that the reasons for refusal be limited to this issue.
3. The deputation of Kim Rickards, agent for the applicant.

4. Members' debate, including further concerns regarding the proposals in relation to the single-aspect layout of some flats, and the loss of D1 space, and questions responded to by officers.
5. The support of the majority of the committee for the refusal on these three grounds: 5 votes for and 3 abstentions.

AGREED that planning permission be refused for reasons based on:

- (1) Insufficient information/evidence to support the lack of Affordable Housing contribution sought;
- (2) Poor quality of accommodation due to high number of single aspect units which indicates that the proposal constitutes an overdevelopment of the site;
- (3) Lack of a financial or other contribution to compensate for the loss of the community facility on the site.

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17/02342/FUL - EVER READY HOUSE, 93 BURLEIGH GARDENS, N14 5AJ

NOTED

1. The introduction by Kevin Tohill, Planning Decisions Manager.
2. Subsequent to publication of the agenda, receipt of 27 letters in support of the application from local businesses welcoming a hotel development in the area.
3. The deputation of Finola Reynolds, resident of Burleigh Gardens.
4. The response of William Kumar, agent for the applicant.
5. Members' debate and questions responded to by officers.
6. Members' request for an additional condition requiring the submission of an employment and skills plan to attract local residents, to be submitted and approved prior to the commencement of the development.
7. The unanimous support of the committee for the officers' recommendation.

AGREED that planning permission be granted, subject to the conditions set out in the report and additional employment and skills condition.

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17/02151/FUL - SILVERMERE SITE, STONEHILL BUSINESS PARK, LONDON, N18 3QW

NOTED

1. Applications 17/02151/FUL and 17/02152/FUL were discussed together as they raised similar issues, but voted on separately.
2. The introduction by Sharon Davidson, Planning Decisions Manager, clarifying the proposals and relevant planning history.

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3. The statement of Councillor Alan Sitkin, Cabinet Member for Economic Regeneration and Business Development.
4. The response of Michael Lowndes, agent for the applicant.
5. Members' debate and questions responded to by officers.
6. The unanimous support of the committee for the officers' recommendation.

AGREED that planning permission be granted, subject to the conditions set out in the report and completion of a S106 legal agreement.

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17/02152/FUL - TRIANGLE SITE, STONEHILL BUSINESS PARK, SILVERMERE DRIVE, N18 3QW

NOTED

1. The proposal was discussed together with application 17/02151/FUL above, but voted on separately.
2. The unanimous support of the committee for the officers' recommendation.

AGREED that planning permission be granted, subject to the conditions set out in the report and completion of a S106 legal agreement.

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17/02964/RE4 - HEREFORD HOUSE, 11 CAMERON CLOSE, N18 2LN

NOTED the unanimous support of the committee for the officers' recommendation.

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

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ANNUAL PERFORMANCE REPORT

RECEIVED the report of the Assistant Director, Regeneration and Planning.

NOTED

1. Councillor J Charalambous left the meeting at this point.
2. The introduction by the Head of Development Management, and his responses to Members' questions.
3. The Committee noted the performance against key indicators for the year to date from 1 April 2017 to 30 September 2017.

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CONFIRMATION OF ARTICLE 4(1) DIRECTION (REPORT NO.97)

RECEIVED the report of the Director, Regeneration and Planning.

NOTED

1. Councillor Simon, having declared a pecuniary interest, left the room and took no part in the item. Chairmanship of the meeting passed to Councillor Levy as Vice Chair.
2. The introduction by the Head of Development Management.
3. The Planning Committee:
 - a) noted the decision of Council on 19 July 2017;
 - b) noted the representations received during consultation and officers' response;
 - c) noted the non-material amendments and confirmed the Article 4(1) Direction for Enfield Town Conservation Area (as amended) to come into effect on 8 January 2018 subject to any direction received from the Secretary of State;
 - d) confirmed the cancellation of the existing orders from 1978 and 2006 (insofar as the order from 2006 relates to Enfield Town Conservation Area) to come into effect on 8 January 2018, subject to any direction received from the Secretary of State.