

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 5 NOVEMBER 2019**

COUNCILLORS

PRESENT Mahmut Aksanoglu, Mahym Bedekova, Elif Erbil, Ahmet Hasan, Hass Yusuf, Michael Rye OBE, Jim Steven and Maria Alexandrou

ABSENT Sinan Boztas, Chris Bond and Tim Leaver

OFFICERS: Vincent Lacovara (Head of Planning), Andy Higham (Head of Development Management), Kevin Tohill (Planning Decisions Manager), Dominic Millen (Group Leader Transportation) and Catriona McFarlane (Legal Representative) Jane Creer (Secretary)

Also Attending: John West (Vice Chair, Conservation Advisory Group)
7 members of the public, applicant and agent representatives

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WELCOME AND APOLOGIES FOR ABSENCE

NOTED

1. Councillor Aksanoglu, Chair, welcomed all attendees.
2. Apologies for absence were received from Councillors Bond, Boztas and Leaver, and from Dennis Stacey (Chair of CAG).
3. The Committee's dissatisfaction with the failure of the Conference Room technology including microphones and screens. Officers would take this up with Facilities Management.

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DECLARATION OF INTEREST

There were no declarations of interest.

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**MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 15
OCTOBER 2019**

AGREED that the minutes of the Planning Committee meeting held on Tuesday 15 October 2019 were agreed as a correct record.

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REPORT OF THE HEAD OF PLANNING (REPORT NO. 138)

RECEIVED the report of the Head of Planning.

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19/01285/FUL - TRAVIS PERKINS, 699 GREEN LANES, LONDON, N21 3RS

NOTED

1. The introduction by Kevin Tohill, Strategic Development Manager, clarifying the proposals.
2. Receipt of two further objections from local residents, circulated to members.
3. Layouts for all four residential floors circulated to members.
4. Members' debate and questions responded to by officers.
5. On behalf of CAG, the main concern had been the shop front façade.
6. The support of the majority of the committee for the officers' recommendation and additional conditions requested: 5 votes for and 3 votes against.

AGREED that subject to the completion of a S106 Agreement to secure the obligations as set out in the report, the Head of Development Management / the Planning Decisions Manager be authorised to grant planning permission subject to the conditions set out in the report and additional conditions below:

Landscaping

Prior to the completion of the external building works of the development, details of landscape screening to the rear of the building together with details of trees, shrubs, grass and all other soft landscaped areas of internal and external amenity spaces to be planted on the site shall be submitted to and approved in writing by the Local Planning Authority. 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.

Reason: To provide a satisfactory appearance and ensure that the development does not prejudice highway safety.

Crime Prevention Strategy

Notwithstanding the details of the development, hereby approved, a detailed crime prevention management and maintenance strategy detailing how the development will minimise opportunities for crime including details of a controlled access system, CCTV and external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of each phase of the development.

Reason: To ensure that the development protects community safety.

Detailed Drawings

Prior to the commencement of building works above ground, detailed drawings to a scale of 1:20 to confirm the detailed design and materials of

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the:

- a. Schedule and sample of materials used in all elevations;
- b. Details of all windows and doors at scale 1:10, windows shall be set at least 115mm within window reveal scale 1:10;
- c. Construction details of all external elements at 1:20 scale (including sections). This should include: entrances and exits, glazing, masonry, weathering and flashings, balustrades and parapets, roof, plant and plant screening, health and safety systems;
- d. Full drawn details (1:20 scale elevations, 1:20 scale detailing) of all railings and gates (including hinges, fixings, locks, finials); and
- e. Full details of the shop front (ground floor commercial unit) design, including schedule and sample of materials scale 1:20.

Shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development above ground hereby permitted. The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality.

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PLANNING PANEL - UPDATE

NOTED

1. Due to the general election on 12 December, and with the advice of the Monitoring Officer, it was decided that the Planning Panel for the Southgate Office Village application should be postponed and would be rescheduled in January 2020.
2. The next Planning Committee meeting scheduled for 26 November 2019 would proceed, and would be held at the Dugdale Centre.