

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 26 NOVEMBER 2019**

COUNCILLORS

PRESENT Mahmut Aksanoglu, Mahym Bedekova, Chris Bond, Ahmet Hasan, Tim Leaver, Hass Yusuf, Michael Rye OBE, Jim Steven and Maria Alexandrou

ABSENT Sinan Boztas and Elif Erbil

OFFICERS: Andy Higham (Head of Development Management), James Clark (Principal Planning Officer), David Gittens (Planning Decisions Manager), Vincent Lacovara (Head of Planning), Dominic Millen (Group Leader Transportation), Claire Williams (Planning Decisions Manager) and Ben Burgerman (Senior Regeneration Lawyer) Jane Creer (Secretary) and Metin Halil (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 Boztas (Vice-Chair) and E. Erbil.
3. Apologies for lateness were received from Councillor Leaver.
4. Councillor Bedekova covered Councillor Boztas (apologies) as the acting Vice-Chair of the committee.

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DECLARATION OF INTEREST

1. Councillor Hass Yusuf declared a non-pecuniary interest in items 5 (18/04863/OUT) and 9 (19/02850/FUL), as he was the Local Chase Ward Councillor.
2. Councillor Bedekova declared a non-pecuniary interest in item 10, 19/03036/FUL, as she was the Local Ward Councillor for Edmonton Green.
3. Councillor Bond declared a pecuniary interest in item 11, 19/03151/FUL, as he was on the North London Waste Authority Board. He would not be voting on this item.

4. Councillor Alexandrou declared a pecuniary interest in item 11, 19/03151/FUL, as she was on the Meridian Water Scrutiny Workstream and would not be voting on this item.

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MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 5 NOVEMBER 2019

AGREED that the minutes of the Planning Committee meeting held on Tuesday 5 November 2019 were agreed as a correct record.

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REPORT OF THE HEAD OF PLANNING (REPORT NO. 145)

RECEIVED the report of the Head of Planning.

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ORDER OF THE AGENDA

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

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19/03612/PRJ - REFUGE HOUSE, 9-10 RIVER FRONT, ENFIELD, EN1 3SZ

NOTED

1. The introduction by James Clark, Principal Planning Officer, clarifying the proposals and highlighting the key issues and stipulating that this application is assessed, as opposed to more standardised full planning applications, as part of schedule 2, part 3, class O of the GDPO (General Permitted Development Order). This application will only be assessed on Transport and Highways impacts, Ground Contamination risks on the development site, flood risks and noise from commercial premises. There would be no other consideration of material planning considerations.
2. Amendments to the report at
 - 8.13 – illustrates an incorrect plan (illustration later in the report).
 - 8.17 – 18 parking spaces on site opposed to 21 in the report, this has no change to the principle of the development.
3. The deputation of Matt Burn, neighbouring resident, speaking against the officers' recommendation.
4. The deputation of Councillor Lindsay Rawlings speaking as Town Ward Councillor, against the officers' recommendation.
5. The deputation of Matt Humphries, the agent, speaking in support.
6. Members' debate and questions responded to by officers. Following a general discussion, the committee agreed to impose a condition regarding the barrier prior to occupation.

7. The support of the majority of the committee for the officers' recommendation: 5 votes for, 2 votes against and 1 abstention. Councillor Leaver attended the meeting late and did not vote on this application.

AGREED that the Head of Development Management/Planning Decisions Manager be authorised to grant Prior Approval for transport/highways subject to a Unilateral Undertaking/Section 106 Legal Agreement, planning conditions and an additional condition covering the removal of barrier prior to occupation.

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19/01614/FUL - HOBART COURT, 51 THE BOURNE, N14 6EX

NOTED

8. The introduction by Claire Williams, Planning Decisions Manager, clarifying the proposals and highlighting the key issues.
9. An amendment to Paragraph 10.45 – due to the scale of the development, a financial contribution towards sustainable transport and healthy streets will not be required.
10. The deputation of Councillor Stephanos Ioannou speaking as Southgate Ward Councillor, against the officers' recommendation.
11. The deputation of Ms Muireann Murphy, the agent, speaking in response.
12. Members' debate and questions responded to by officers. During discussion, it was agreed that an additional condition would be required exploring options to improve disabled access.
13. The support of the majority of the committee for the officers' recommendation: 5 votes for, 3 votes against and 1 abstention.

AGREED that the Head of Development Management/Planning Decisions Manager be authorised to grant planning permission subject to the completion of a Section 106 Agreement, subject to conditions and an additional condition covering the exploration of options to improve disabled access to the building.

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19/02738/RE4 - ALBANY PARK, HERTFORD ROAD, ENFIELD, EN3 5PA

NOTED

14. The introduction by James Clark, Principal Planning Officer, clarifying the proposals and highlighting the key issues.
15. Confirmation that 18 trees are lost but replaced by over 100 trees.
16. Amendment to Recommendation deleting reference to the need for the Unilateral Undertaking.
17. The deputation of Kevin Robinson, neighbouring resident, speaking against the officers' recommendation.

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18. The deputation of Ian Russell (Principal Engineer) speaking in support of the officers' recommendation.
19. Members' debate and questions responded to by officers.
20. The support of the majority of the committee for the officers' recommendation: 7 votes for and 2 abstentions.

AGREED that in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Head of Development Management/Planning Decisions Manager be authorised, to grant deemed consent subject to conditions and subject to referral to the National Planning Casework Unit (NPCU).

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19/03036/FUL - MONTAGU INDUSTRIAL ESTATE, ENFIELD, LONDON, N18 2NG

NOTED

21. The introduction by Claire Williams, Planning Decisions Manager, clarifying the proposals and highlighting the key issues.
22. Confirmed conditions will be required to ensure that the development is only used for B1c, B2 and B8, no materials are stored in open parts of the site, and no additional floor space is provided through the provision of mezzanines.
23. Correction to the report at Paragraph 11.2, the scheme will only be liable to the Mayor's CIL and not Enfield's.
24. The deputation of Kelly McCann (Agent), speaking in support of the officers' recommendation.
25. Members' debate and questions responded to by officers.
26. The unanimous support of the Committee for the officers' recommendation.

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

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19/00278/FUL - 329 HERTFORD ROAD, LONDON, N9 7ET

NOTED

27. The introduction by Claire Williams, Planning Decisions Manager, clarifying the proposals and highlighting the key issues.
28. Reference also to the Member Update circulated ahead of the meeting which updated the report and clarified a number of points.
29. Members' debate and questions responded to by officers.

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30. General discussion about the unacceptability of the current proposals. Although accepting of the principle, concern about the quantum, massing and appearance.
31. The unanimous support of the Committee to Defer the application on Design Grounds.
Deferment proposed by Councillor Rye and seconded by Councillor Bond.

AGREED that the application be Deferred.

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19/02850/FUL - HOLLY HILL FARM, 305 THE RIDGEWAY, ENFIELD, EN2 8AN

NOTED

32. The introduction by Claire Williams, Planning Decisions Manager, clarifying the proposals and highlighting the key issues.
33. Members' debate and questions responded to by officers.
34. The unanimous support of the Committee for the officers' recommendation.

AGREED that the Head of Development Management/Planning Decisions Manager be authorised to grant planning permission and subject to conditions.

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18/04863/OUT - CAPEL MANOR COLLEGE, BULLSMOOR LANE, ENFIELD, EN1 4RQ

NOTED

35. The introduction by Claire Williams, Planning Decisions Manager, clarifying the proposals and highlighting the key issues.
36. Members' debate and questions responded to by officers.
37. During the discussion, concern was raised regarding the proposals in particular around the scope of the future strategy, the quantum of development being proposed, the impact on the local environment, the lack of detail for the various components and the lack of justification for development in the Green Belt.
There was also discussion about the need to develop a design code to provide greater certainty.
38. The unanimous support of the Committee to Defer the application.
Deferment proposed by Councillor Bond and seconded by Councillor Rye.

AGREED that the application be Deferred.

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19/03151/FUL - YARD, 1 HAWLEY ROAD, N18 7XY

NOTED

39. The introduction by Andy Higham, Head of Development Management, clarifying the proposals and highlighting the key issues.
40. Members' debate and questions responded to by officers.
41. Councillors Alexandrou and Bond did not vote on this application as they declared interests regarding this application.
42. The unanimous support of the Committee for the officers' recommendation.

AGREED that planning permission be granted subject to conditions.

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PLANNING PANEL - UPDATE

NOTED

1. It was agreed that the Planning Panel for the Southgate Office Village application would be held on the 23 January 2020 at Highlands School.