

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON TUESDAY, 25 MAY 2021**

**COUNCILLORS**

**PRESENT** Maria Alexandrou, Daniel Anderson, Kate Anolue, Mahym Bedekova, Sinan Boztas, Elif Erbil, Susan Erbil, Jim Steven, Doug Taylor, Hass Yusuf and Joanne Laban

**ABSENT** Ahmet Hasan and Michael Rye OBE

**OFFICERS:** Andy Higham (Head of Development Management), Vincent Lacovara (Head of Planning), Claire Williams (Planning Decisions Manager), Mike Hoyland (Senior Transport Planner) and Julie Thornton (Legal Services) Jane Creer (Secretary)

**Also Attending:** Members of the public, applicant and agent representatives were able to observe the meeting live online.

**1  
WELCOME AND APOLOGIES FOR ABSENCE**

NOTED

1. Councillor Boztas (Chair) welcomed all attendees to the meeting, which was also being filmed for live public broadcast.
2. Apologies for absence were received from Councillor Ahmet Hasan.
3. Apologies for absence were received from Councillor Michael Rye, who was substituted by Councillor Joanne Laban.
4. Apologies for lateness were received from Councillor Jim Steven.

**2  
ELECTION OF VICE-CHAIR**

NOTED Councillor Boztas' proposal, seconded and agreed unanimously by the committee that Councillor Bedekova continue as Vice Chair of Planning Committee for the 2021-22 municipal year.

**AGREED** Councillor Bedekova was elected Vice Chair of the Planning Committee for the 2021-22 municipal year.

**3  
DECLARATION OF INTEREST**

NOTED

1. There were no declarations of interest.

2. Councillor Taylor confirmed that he was no longer a Board Member of Energetik.

4

**MINUTES OF THE PLANNING COMMITTEE MEETINGS HELD ON TUESDAY 20 APRIL AND TUESDAY 4 MAY 2021**

NOTED

The minutes of the Planning Committee meetings held on Tuesday 20 April 2021 and Tuesday 4 May 2021 were agreed.

5

**REPORT OF THE HEAD OF PLANNING**

RECEIVED the report of the Head of Planning.

6

**20/04043/VAR - BURY LODGE DEPOT, BURY STREET WEST, LONDON, N9 9LA**

NOTED

1. The introduction by Claire Williams, Planning Decisions Manager, clarifying the proposed amendments.
2. Members' debate and questions responded to by officers.
3. Councillor Steven arrived at the meeting during this item, but having missed the introduction would not be permitted to vote on the application.
4. The unanimous support of the committee for the officers' recommendation.

**AGREED** that in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Head of Development Management / the Planning Decisions Manager be authorised to grant the minor material amendment sought under this Section 73 of the Town and Country Planning Act (TCPA, 1990) planning application, subject to the conditions set out in the report.

7

**19/00043/FUL - 434 MONTAGU ROAD, LONDON, N9 0ER**

NOTED

1. The introduction by Claire Williams, Planning Decisions Manager, clarifying the proposals.
2. An update report had been circulated to Members and published online.
3. Receipt of further representations from the Campaign for Real Ale.
4. The condition in respect of the green roof would be updated in respect of the green wall.
5. That the application street address did not align with the post code was noted.

## PLANNING COMMITTEE - 25.5.2021

6. Members' debate and questions responded to by officers.
7. Members' ongoing concerns, and discussion of appropriate reasons for refusal of planning permission.
8. A motion proposed by Councillor Anderson, seconded by Councillor Alexandrou, that planning permission be refused for reasons in relation to parking, traffic and access to public transport; design, height and quality of residential space; the setting of the development in the surrounding area; and failure to provide an appropriate amount of affordable housing was unanimously supported by the committee.

**AGREED** that planning permission be refused for the following reasons:

01. The proposed development, due to its height, scale, bulk and massing together with the inadequate provision of green spaces and play spaces would result in an intrusive and incongruous form of development which represents an inappropriately visually prominent and overly dominant form of development that fails to integrate satisfactorily with its surroundings. The proposed development would therefore be detrimental to the appearance and character of the surrounding contrary to Policies D3, D4, D6, G5 and G7 of the London Plan (2021), Policies CP4 and CP30 of the Core Strategy (2010), Policies DMD6, DMD8, DMD 9, DMD37, DMD 73, DMD 80 and DMD81 of the Development Management Document (2014).

02. The proposed development, by reason of the inadequate quantum of on-site parking taking into account the poor accessibility to public transport and other non-vehicle infrastructure, would result in a more intensive use of the site and would lead to an increase in traffic, on street parking and conditions prejudicial to the free flow and safety of traffic, cyclists and pedestrians using the adjoining highways. As such the development is contrary to Policy T4 and T6 of the London Plan (2021), Policy CP25 of the Core Strategy (2010) and Policy DMD45 and DMD47 of the Development Management Document (2014).

03. The proposed development, fails to provide an appropriate amount of affordable housing to meet the needs of the Borough having regard to the requirements of Policy CP3 of the Council's adopted local plan. The development of this site would therefore fail to contribute appropriately to the supply of affordable housing in the borough, contrary to Policy H5 of the London Plan (2021), Policy CP3 of the Core Strategy (2010) and Policy DMD1 of the Development Management Document (2014).

04. The proposed development, due to the lack of trees and soft landscaping would result in a form of development that would fail to enhance the character and appearance of the application site and wider area. This would be contrary to Policies D3, D4, D6, G5 and G7 of the London Plan (2021), Policies CP4 and CP30 of the Core Strategy (2010), Policies DMD6, DMD8, DMD37, DMD80 and DMD81 of the Development Management Document (2014).

## **8 FUTURE MEETING DATES**

## PLANNING COMMITTEE - 25.5.2021

### NOTED

1. The next meetings of the Planning Committee would be 15 June 2021 and 22 June 2021, at Enfield Civic Centre. (*Post Meeting Note: 15 June meeting now not going ahead.*)
2. Members requested that if the Council Chamber was used again as the committee venue that amplification be provided for presenters.
3. The Head of Development Management would also arrange some virtual Member briefings, and Member site visits for key schemes.