

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON TUESDAY, 22 JUNE 2021**

**COUNCILLORS**

**PRESENT** Maria Alexandrou, Daniel Anderson, Kate Anolue, Mahym Bedekova, Sinan Boztas, Susan Erbil, Michael Rye OBE, Jim Steven, Doug Taylor, Hass Yusuf and Ergin Erbil

**ABSENT** Elif Erbil and Ahmet Hasan

**OFFICERS:** Andy Higham (Head of Development Management), David Gittens (Planning Decisions Manager), John Hood (Legal Services), Vincent Lacovara (Head of Planning), Claire Williams (Planning Decisions Manager), Lucy Merryfellow (Senior Transport Planner), Mark Bradbury (Director of Property & Economy), Anne Stoker (Director of Children's Services), Jeremy Chambers (Director of Law and Governance) and Allison de Marco (Planning Decisions Manager - Strategic Applications) Jane Creer (Secretary) and Metin Halil (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 Elif Erbil, who was substituted by Councillor Ergin Erbil.

**2**

**DECLARATION OF INTEREST**

NOTED

1. There were no declarations of interest.
2. Councillor Taylor declared a non-pecuniary interest in item 6 as he was the treasurer for the hired space in Thomas Hardy House.
3. Councillor Maria Alexandrou declared a non-pecuniary interest in item 9 as she has a relative who works for the developer. She will leave the meeting when item 9 is being heard and will not take part in the introduction or debate.

**3  
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON  
TUESDAY 25 MAY 2021**

NOTED

The minutes of the Planning Committee meetings held on Tuesday 25 May 2021 were agreed.

**4  
REPORT OF THE HEAD OF PLANNING**

RECEIVED the report of the Head of Planning.

**5  
ORDER OF THE AGENDA**

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

**6  
19/03681/FUL - 30 AND 32 HIGH STREET, LONDON N14 6EE**

This item was deferred and will now be heard at the 22 July 2021 Planning Committee.

**7  
20/01895/FUL - BUSH HILL PARK BOWLS TENNIS AND SOCIAL CLUB,  
ABBEY ROAD, ENFIELD EN1 2QP**

NOTED

1. The introduction by Claire Williams, Planning Decisions Manager, clarifying the proposals.
2. The planning application was reported to Planning Committee following a request from Councillor De Silva for this proposal to be considered by Members.
3. The deputation of Michael Kelly (neighbouring resident) speaking against the officers' recommendation.
4. The deputation of Councillor Clare De Silva speaking as Bush Hill Park Ward Councillor.
5. The response of David Davidian (Applicant) and Michael Koutra (Agent).
6. Members debate and questions responded to by officers.
7. Members concern in relation to the width of the access road into the development, level of objection made by residents, loss of light, overshadowing, size of amenity space, level of consultation, massing, high density, reasons as to how the development is policy compliant, failure of the application to present how monies are to be re-invested in the social club and remaining 6 tennis courts, the size and scale of this application

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was much larger than the original application for 4 semi-detached houses, accuracy of the parking survey as no dates given, car parking issue not resolved, a more comprehensive archaeological survey required/conditioned and the impact, appearance and effect on the Conservation Area.

8. There was a general discussion which highlighted a number of points including the loss of the tennis courts adequacy of financial information, how the benefits are going to be secured, the acceptability of flats in a conservation area, on street parking which led to an alternative motion being proposed.
9. Motion to defer the application made by Councillor Michael Rye and seconded by Councillor Maria Alexandrou for the following reasons:
  - More information on the reinvestment of monies into the social club and remaining tennis courts.
  - The application to be clearer on design detail.
  - Clarity on why Council Conservation officers disagree with study groups about the impact on the Conservation Area.
10. The unanimous support of the Committee to Defer the application.

**AGREED** to Defer the application for the reasons given below.

**Reason:** To seek more information on how the money from the development will be invested in the facilities by the club and to obtain further CGI images of the proposed development to better understand the appearance in the street scene/Conservation Area.

**8**

**21/00754/RE4 - THOMAS HARDY HOUSE, 39 LONDON ROAD, ENFIELD EN2 6DS**

NOTED

1. The introduction by David Gittens, Planning Decisions Manager, clarifying the proposals.
2. Members' debate and questions responded to by officers including Mark Bradbury – Director of Property and Economy.
3. Members discussion on the current total commercial property space available in Thomas Hardy House, the original lease including whether consent has been given by the landlord for the change of use and the start date of the lease, replacement of the commercial space and clarity on suitability and where the re-provisions are based, time frames for the re-provisions, clarity on the exhibition space currently on the 1<sup>st</sup> floor and where it will be re-located and whether construction material would be sourced locally.
4. The majority of the committee supported the Officers recommendation with 7 votes for, 1 against and 3 abstentions.

**AGREED** that in accordance with Regulation 4 of the Town and Country Planning General Regulations 1992, planning permission be deemed to be granted subject to conditions.

**9**

**20/03338/VAR - WOODCROFT SPORTS GROUND, WOODCROFT, LONDON N21 3QP**

NOTED

1. The introduction by Claire Williams, Planning Decisions Manager, clarifying the proposals.
2. Representation from the applicant reported concerning conditions.
3. The unanimous support of the committee for the officers' recommendation.

**AGREED** that planning permission be granted subject to conditions.

**10**

**MEETING TIME EXTENSION**

NOTED

1. The committee would not reasonably be able to consider the remaining application on the agenda this evening due to the late hour, but was recommended to progress Agenda Item 9 (21/00054/REFUSE – Southgate Office Village, 286 Chase Road, N14 6HF) and the Part 2 of the meeting.
2. The recommendation to extend the meeting and consider Items was supported unanimously by the committee.

**AGREED** that the rules of procedure within the Council's Constitution relating to the time meetings should end (10:30pm) be suspended for a period of 30 minutes to enable Item 9 to be considered.

**11**

**APPEAL BY VIEWPOINT ESTATES AGAINST THE REFUSAL OF PLANNING PERMISSION 19/01941/FUL BY THE COUNCIL**

NOTED

The Chair made the following Statement:

"The next item on the agenda concerns Southgate Office Village and more particularly the appeal brought by the applicant which is to be heard at a Public Inquiry taking in place in September. You will recall the item was determined at Planning Committee in July 2020. The Council has placed as much information as it is able to disclose in a public report but it is considered tonight's discussion around the Council's defence of Committee's decision to

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refuse planning permission is confidential and, subject to Members a resolution, should be held in private.”

Resolution: “It is therefore proposed that due to the confidential nature of the discussions which are pertinent to the Council’s case in the appeal lodge by the applicant, pursuant to Section 100A of the Local Government Act 1972 members of the public and press are excluded from this part of the meeting”

**AGREED** in respect of the appeal by Viewpoint Estates in relation to land at Southgate Office Village, 286 Chase Road, London N14 6HF (PINS Ref: APP/Q5300/W/21/3270885) the Planning Committee resolves to:

1. Note the Local Planning Authority’s Statement of Case submitted to the Planning Inspectorate on 18 May 2021;
2. Clarify the Development Plan policies cited in Reasons for Refusal Nos. 1 (Design), 3 (Heritage) and 4 (Residential Amenity) in accordance with paragraph 6.6 of this report;
3. Agree that the Local Planning Authority defend the Appeal based on three refusal reasons, not four – and not to defend Reason for Refusal No. 2 (Affordable Housing)'
- 4 Agree that the Head of Planning / Head of Development Management be authorised to write to the Planning Inspectorate and the Appellant explaining that the Council will defend the appeal relying upon on its first, third and fourth reasons for refusal only.

**12  
FUTURE MEETING DATES**

NOTED

1. The next meetings of the Planning Committee would be 22 July 2021.