

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 21 SEPTEMBER 2021**

COUNCILLORS

PRESENT Maria Alexandrou, Kate Anolue, Mahym Bedekova, Sinan Boztas, Susan Erbil, Ahmet Hasan, Michael Rye OBE, Jim Steven, Doug Taylor, Hass Yusuf, Peter Fallart and Derek Levy

ABSENT Daniel Anderson

OFFICERS: Andy Higham (Head of Development Management), Sharon Davidson (Planning Decisions Manager), David Gittens (Planning Decisions Manager), John Hood (Legal Services), Vincent Lacovara (Head of Planning) and Mike Hoyland (Senior Transport Planner) and Metin Halil (Secretary)

Also Attending: Members of the public, applicant and agent representatives.

**1
WELCOME AND APOLOGIES FOR ABSENCE**

NOTED

1. Councillor Boztas (Chair) welcomed all attendees to the meeting.
2. Councillor Derek Levy substituted for Councillor Daniel Anderson.
3. Apologies for lateness were received from Councillor Ahmet Hasan and was unable to take part in the debate and vote on item 5.

**2
DECLARATION OF INTEREST**

NOTED

1. Councillor Kate Anolue declared a non-pecuniary interest in items 5, as she is known to the owner of 37 Lancaster Avenue and took no further part in item 5.

**3
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON
THURSDAY 22 JULY 2021 & TUESDAY 3 AUGUST 2021**

NOTED

The minutes of the Planning Committee meeting held on Thursday 22 July 2021 and Tuesday 3 August 2021 were agreed.

4

REPORT OF THE HEAD OF PLANNING

RECEIVED the report of the Head of Planning.

5

20/03993/FUL - 37 LANCASTER AVENUE, BARNET, EN4 0ER

NOTED

1. The introduction by David Gittens, Planning Decisions Manager, clarifying the proposals.
2. The deputation of Steve De Vos (Local Resident) speaking against the Officers' recommendation.
3. The deputation of Councillor Alessandro Georgiou speaking as Cockfosters Ward Councillor.
4. The response of Bryan Staff (Planning Consultant), Trevor Wynn Jones (applicant) and Michael Betts (Architect).
5. Members debate and questions responded to by officers.
6. Officers' noted the committee's concerns and comments including parking restrictions on approach to access road, the height of the development, flood risk to the proposed basement area, the high number of objections received, reference to previous refused applications and how scale/massing and quality of accommodation had been overcome on the current application, number of parking spaces on site and compliance with the old and new London plan regarding parking spaces and mix of accommodation.
7. The majority of the Committee supported the Officers recommendation with 5 votes for, 4 against and 1 abstention.

AGREED that planning permission be Granted subject to conditions.

6

21/01046/FUL - LADDERSWOOD ESTATE, BOUNDED BY, STATION ROAD, PALMERS ROAD AND UPPER PARK ROAD, LONDON, N11

NOTED

1. The introduction by Sharon Davidson, Planning Decisions Manager, clarifying the proposals.
2. The proposed development site forms part of the wider Montmorency Park Regeneration Scheme formerly known as the Ladderswood Estate. The site is located within a place shaping priority area and forms part of New Southgate Masterplan. The comprehensive redevelopment of the site is underway with phases 1, 2 and 3 having been completed, phase 4 now commencing and phases 5 and 6 due to commence in May 2023 and August 2023 respectively. Completion of the whole development is expected in January 2026.
3. This application seeks the change of use from employment floorspace - B1 b and B1 c of six units already consented units contained in blocks M N O P R and V to Use Class E which will provide flexible commercial floorspace.

PLANNING COMMITTEE - 21.9.2021

4. Use Class E is a new use class that came into force on 1st September 2020 and brings together existing use classes A1 (shops), A2 (financial and professional services) A3 (restaurants and cafes), B1 (business) including both B1b and B1c, as well as parts of classes D1 (non-residential institutions) and D2 (assembly and leisure).
5. The proposal will retain the same amount of floorspace (1486.04sqm) and is not altering the individual unit sizes. The loss of pure employment space is noted. However, given the flexibility of Use Class E, the proposed change of use would not preclude employment uses from occupying the six units. Furthermore, market testing has been undertaken in accordance with national and local policy and sufficient evidence has been provided to demonstrate that there is minimal demand for the units in their current use at the present time. The introduction of a more flexible range of uses, that continues to include employment floorspace is considered acceptable and in accordance with planning policy.
6. The proposed change of use to Class E which includes town centre uses has been assessed through a sequential test which is required by the development plan where town centre uses are provided outside of a designated town centre boundary. It has been evidenced that the proposal will not harm the viability and vitality of the surrounding town centre network.
7. The provision of flexible commercial floorspace in this location is therefore considered acceptable as it will provide a range of uses to the benefit of the local community and for which there is clear demand for as demonstrated by the market testing undertaken. The application is supported by officers.
8. Update – The report identifies that the development is CIL liable. Whilst the Ladderswood development as a whole is CIL liable. This application does not create any new floor space beyond that existing permission and therefore in itself is not.
9. Members debate and questions responded to by officers.
10. The unanimous support of the Committee for the Officers' recommendation.

AGREED That in accordance with Regulation 4 of the Town and Country Regulations 1992, subject to the completion of an appropriate legal agreement to ensure that obligations within the existing s106 agreement are safeguarded and that the new obligations resulting from this permission are secured, planning permission be deemed to be Granted and the Head of Development Management / the Planning Decisions Manager be authorised to issue the planning permission subject to conditions.

7

SCHEME OF DELEGATION FOR PLANNING APPLICATIONS AND PLANNING ENFORCEMENT

NOTED

1. The introduction by Andy Higham, Head of Development Control, clarifying the report.

PLANNING COMMITTEE - 21.9.2021

2. Members request that Andy Higham circulate a track changes copy of the scheme of delegation so that members can identify the changes made.

3. The unanimous support of the Committee for the Officers' recommendation.

AGREED the revised scheme of delegation.

8

FUTURE MEETING DATES

NOTED

1. The next meetings of the Planning Committee:

- 7 October 2021 - Provisional
- 26 October 2021
- 2 November 2021 - Provisional
- 23 November 2021
- Tuesday 7 December 2021 - Provisional
- 14 December 2021
- 4 January 2022 – Provisional
- 18 January 22
- 3 February 2022 – Provisional
- 22 February 2022
- 8 March 2022 – Provisional
- 22 March 2022
- 5 April 2022 – Provisional
- 26 April 2022