

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON TUESDAY, 8 MARCH 2022**

**COUNCILLORS**

**PRESENT** Sinan Boztas, Mahym Bedekova, Daniel Anderson, Kate Anolue, Peter Fallart, Ahmet Hasan, Michael Rye OBE, Jim Steven, Hass Yusuf, Chinelo Anyanwu, Ayten Guzel and Andy Milne

**ABSENT** Maria Alexandrou, Susan Erbil and Doug Taylor

**OFFICERS:** Vincent Lacovara (Head of Planning), Andy Higham (Head of Development Management), Sharon Davidson (Planning Decisions Manager), David Gittens (Planning Decisions Manager), Gideon Whittingham (Planning Decisions Manager), James Clark (Principal Planning Officer), Karolina Grebowiec-Hall (Principal Planning Officer), John Hood (Legal Services) and Jamie Kukadia (Highways, Place) Marie Lowe (Secretary)

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

**1**

**WELCOME AND APOLOGIES FOR ABSENCE**

NOTED

1. Councillor Boztas (Chair) welcomed all attendees to the meeting.
2. Apologies for absence were received from:  
Councillor Maria Alexandrou, who was substituted by Councillor Andy Milne.  
Councillor Susan Erbil, who was substituted by Councillor Chinelo Anyanwu.  
Councillor Doug Taylor, who was substituted by Councillor Ayten Guzel.

**2**

**ORDER OF THE AGENDA**

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

**3**

**DECLARATION OF INTEREST**

NOTED that there were no declarations of interest.

4

**REPORT OF THE HEAD OF PLANNING**

RECEIVED the report of the Head of Planning.

5

**19/01988/FUL - ST MONICA'S HALL, 521 GREEN LANES, LONDON, N13 4DH**

NOTED

1. The introduction by Gideon Whittingham, Planning Decisions Manager, clarifying the proposals and including an outline of previous decisions to reach the current position and recommendation to Planning Committee.
2. Receipt of three additional letters, including comments from the Theatres Trust.
3. Rewording of Condition 29 to reflect the provision of a flexible/temporary stage and continued availability to the community.
4. Members debate and questions responded to by officers.
5. The majority support of the Committee for the officers' recommendation, with eleven for and one abstention.

**AGREED:**

1. That subject to the finalisation of a Section 106 to secure the matters covered in the report of officers' and to be appended to the decision notice, the Head of Development Management be authorised to GRANT planning permission subject to conditions, including amendment to Condition 29.
2. That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the recommendation section of the report of officers.

6

**21/01676/FUL - LAND TO THE REAR OF 18 WAGGON ROAD, HADLEY WOOD, BARNET, EN4 0HL**

NOTED

1. The introduction by David Gittens, Planning Decisions Manager, clarifying the proposals.
2. The deputation of David Harbott, neighbouring resident.
3. The statement of Councillor Alessandro Georgiou, Cockfosters Ward Councillor.
4. The response of Hilary Goodban, Agent.
5. In response to Councillor Georgiou's reference to unlawful tree removal at 393 Cockfosters Road, the Head of Development Management confirmed this was under investigation by the Enforcement team and that Councillor Georgiou would be updated on progress.

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6. Members' debate and questions responded to by officers.
7. Discussion in the meeting focused on the concerns raised in the resident and ward councillor deputations. Officers advised that weight needed to be given to the extant outline planning permission and the previous application which was refused planning permission solely on grounds relating to SuDs. The advice of the SuDs officer in attendance regarding the revised scheme was noted but notwithstanding the additional information and taking into account the tilted balance, Members continued to have concerns around the adequacy of the SuDs measures as well as the biodiversity mitigation.
8. The proposal that planning permission be granted in accordance with the Officer's recommendation was not agreed by the Planning Committee and instead a contrary motion was put forward, that planning permission be refused on grounds relating to the inadequacy of the proposed SuDs and Biodiversity measures. This was supported unanimously by the Planning Committee.
9. The Head of Development Management was given delegated authority to draft reasons for refusal in consultation with the Chair and Opposition Lead and refuse planning permission.

**AGREED** that the Head of Development Management be given delegated authority to draft reasons for refusal in consultation with the Chair and Opposition Lead and refuse planning permission for an inadequate sustainable drainage system (SUDs) and biodiversity mitigation.

**7**

**21/03694/FUL - WESTERN FIELDS, TOTTENHAM HOTSPUR TRAINING CENTRE, HOTSPUR WAY, ENFIELD, EN2 9AP**

NOTED

1. The introduction by James Clark, Principal Planning Officer, clarifying the proposals.
2. Members' debate and questions responded to by officers.
3. During the discussion, there was a request for the following:
  - I. Details of flood lighting and columns (not fixed) to be secured by condition.  
*(Post Meeting Note: THFC have confirmed no floodlights are proposed as part of the temporary proposals. A condition will be imposed instead which states that no floodlights of any kind will be placed on site, moveable or not.)*
  - II. Discussion on Section 106 should incorporate preferential access to the facilities from those most deprived parts of the Borough in the eastern wards.
  - III. The applicant be advised that the Planning Committee are keen to see a master plan for the entire site against which to consider future proposals.
4. The majority support of the Committee for the officers' recommendation subject to an additional condition for the completion of a Section 106 agreement. There were nine votes for, one against and one abstention.

**AGREED:**

1. That subject to the completion of a Section 106 to secure the matters covered in the officers' the Head of Development Management be authorised to GRANT planning permission subject to conditions, including additional conditions / Section 106 above; and
2. That the Head of Development Management be granted delegated authority to agree / amend the final wording of the conditions to cover the matters in the recommendation section of the officers' report.

**8**

**21/04271/RE4 - UPTON ROAD AND RAYNHAM ROAD, LONDON, N18 2LJ**

**NOTED**

1. The introduction by Karolina Grebowiec-Hall, Principal Planning Officer, clarifying the proposals.
2. An Update Note, published and circulated to Members.
3. Confirmation that the Environment Agency raised no objection, subject to conditions and Section 106 obligations relating to the survey, repair and ongoing maintenance of the wall that functions to protect the site from flooding.
4. Members' debate and questions responded to by officers.
5. The majority support of the Committee for the officers' recommendation, with ten for and one against.

**AGREED:**

1. That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, subject to no objections being received from the Environment Agency, the finalisation of a shadow Section 106 to secure the matters covered in the report of officers' and to be appended to the decision notice, the Head of Development Management be authorised to GRANT planning permission subject to conditions; and
2. That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of the report of officers.

**9**

**FUTURE MEETING DATES**

Future meetings of the Planning Committee scheduled:

- 22 March 2022
- 5 April 2022 – Provisional
- 26 April 2022