

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 29 MARCH 2022**

COUNCILLORS

PRESENT Maria Alexandrou, Daniel Anderson, Kate Anolue, Mahym Bedekova, Sinan Boztas, Susan Erbil, Peter Fallart, Sabri Ozaydin (Mayor), Michael Rye OBE, Doug Taylor and Hass Yusuf

ABSENT Ahmet Hasan and Jim Steven

OFFICERS: Vincent Lacovara (Head of Planning), Andy Higham (Head of Development Management), David B Taylor (Head of Traffic and Transportation), Sharon Davidson (Planning Decisions Manager), David Gittens (Planning Decisions Manager), Gideon Whittingham (Planning Decisions Manager), Joseph McKee (Principal Planning Officer), Fidel Miller (Senior Planning Officer), Michael Kennedy (Senior Urban Designer), Nicholas Page (Conservation & Heritage Adviser), Julie Thornton (Legal Services) and Jamie Kukadia (Highways, Place) Marie Lowe (Secretary)

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

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WELCOME AND APOLOGIES FOR ABSENCE

NOTED

1. Councillor Boztas (Chair) welcomed all attendees to the meeting, and confirmed the meeting procedures.
2. Councillor Sabri Ozaydin substituted for Councillor Ahmet Hasan.
3. Apologies for absence were received from Councillors Ahmet Hasan and Jim Steven.

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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

21/04791/RM - EXETER ROAD ESTATE, EXETER ROAD, ENFIELD EN3 7TW

NOTED

1. The introduction by Joseph McKee, Principal Planning Officer clarifying the proposals.
2. Members debate and questions responded to by officers.
3. Members comments/queries as follows:
 - The application, a very positive development, was difficult to determine due to insufficient detail regarding the type, colour and texture of external materials.
 - Members asked, in order to aid the conceptualisation of proposals of this size, that photographs of similar completed developments be brought to future meetings of the Committee.
 - Members reiterated their request from a previous meeting, that a briefing note regarding the findings of the investigation to identify alternative access routes to the estate from Exeter Road be circulated to Members.
 - Members requested that details of the external materials, including physical samples of bricks and the colour palette be brought to Committee when the detailed application was to be considered.
4. The unanimous support of the Committee for the officers' recommendation.

AGREED that:

1. The Head of Development Management be authorised to grant planning permission subject to conditions; and
2. 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.

6

20/03011/FUL - MOORFIELD FAMILY CENTRE, 2 MOORFIELD ROAD, ENFIELD EN3 5PS

NOTED

1. The introduction by David Gittens, Planning Decisions Manager, clarifying the proposals.
2. The deputation of Julian Carter, agent, spoke against the officers' recommendation of refusal.
3. David Gittens responded to questions raised by the depute:

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- Should the applicant agree to signing a legal agreement securing contributions to the extension of the controlled parking zone condition (CPZ) reason for refusal 4 would be reconsidered at the time of receipt.
 - Whilst there was an awareness that the proposed scheme contained a housing mix of 100% affordable housing this was not supported by the design, which was harmful to the area and would be detrimental to both local residents and local amenity.
 - When completed the development would be next to the pathway.
4. Members debate and questions responded to by officers.
5. During the discussion the following points and requests were made:
- The proposal for affordable housing at London rent was acknowledged, however support was expressed in the reasons for officer's proposal to refuse the application on the grounds that it was over development of the site, the impact on the adjoining properties and close proximity to the street.
 - The development by virtue of its size, bulk, massing, proximity and siting to neighbouring occupiers would give rise to an unneighbourly loss of sunlight and daylight and unneighbourly sense of enclosure.
 - There would be a detrimental impact on residents physical and mental health and wellbeing.
 - There was the potential that Anti-Social Behaviour (ASB) would increase which would arise from a densely populated development, with many families with children and little green space.
 - Poor parking provision would exacerbate the existing parking problems in the area.
 - Sunlight would be obscured from the gardens of properties due south.
 - Although a legal agreement would fund the implementation of a Controlled Parking Zone (CPZ) the cost of on-going maintenance would fall to residents.
6. The support of the majority of the Committee for the officers' recommendation to refuse the application with eight votes for and one abstention.

AGREED that planning permission be refused for the reasons set out in the report of officers.

7

21/03370/FUL - BUSH HILL PARK BOWLS TENNIS AND SOCIAL CLUB, ABBEY ROAD, ENFIELD EN1 2QP

NOTED

1. The introduction of Gideon Whittingham, Planning Decisions Manager, clarifying the proposals.
2. An Update Note, published and circulated to Members.

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3. Receipt of three additional letters.
4. The deputation of Michael Kelly, on behalf of Abbey Road Residents & Neighbours' Group, spoke against the officers' recommendation.
5. The responses of David Davidian, Applicant and Michael Koutra, Agent.
6. Members' debate and questions responded to by officers.
7. Discussion in the meeting focused on the concerns raised in the resident deputation regarding the size of the enlarged access route to the rear of the proposed development and the impact on resident parking.
8. A Section 106 Agreement be required to secure the reinstatement of the tennis courts.
9. An additional condition be added regarding Permitted Development rights.
10. The majority support of the Committee for the officers' recommendation, with ten votes for and one against.

AGREED that the Head of Development Management be authorised to GRANT planning permission subject to conditions.

8

21/03458/FUL - NORTH MIDDLESEX HOSPITAL, STERLING WAY, EDMONTON N18 1QX

1. The introduction by Gideon Whittingham, Interim Planning Decisions Manager, clarifying the proposals.
2. Members debate and questions responded to by officers.
3. Members comments/queries as follows:
 - i. Adequate provision be made for dropping-off attendees near to the hospital entrance
 - ii. The number of disabled parking spaces be equal to the existing provision.
4. The unanimous support of the Committee for the Officers' recommendation.

AGREED that:

1. Subject to the completion of a Section 106 Agreement to secure the matters covered in the report, the Head of Development Management be authorised to grant planning permission subject to conditions.
2. the Head of Development Management be granted delegated authority to agree the final wording of the conditions and the Section 106 Agreement to cover the matters in the Recommendation section of the report.

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FUTURE MEETING DATES

Future meetings of the Planning Committee scheduled:

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- 5 April 2022 – Cancelled
- 26 April 2022