

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 6 SEPTEMBER 2022**

COUNCILLORS

PRESENT Sinan Boztas, Elif Erbil, Nawshad Ali, Gunes Akbulut, Kate Anolue, Lee Chamberlain, Peter Fallart, Mohammad Amirul Islam, Bektas Ozer, Michael Rye OBE, Jim Steven and Doug Taylor

ABSENT Ahmet Hasan (Associate Cabinet Member (Enfield North))

OFFICERS: Joanne Drew (Director of Housing & Regeneration), Brett Leahy (Director of Planning and Growth), Vincent Lacovara (Head of Planning), Andy Higham (Head of Development Management), David B Taylor (Head of Traffic and Transportation), Rebekah Polding (Head of Cultural Services Development), David Gittens (Planning Decisions Manager), Gideon Whittingham (Planning Decisions Manager), Harriet Bell (Heritage Officer), John Hood (Assistant Principal Lawyer), Matilda Harden (Conservation Officer), Michael Kennedy (Principal Urban Designer), Marie Lowe (Secretary)

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

1

WELCOME AND APOLOGIES

NOTED:

1. Councillor Boztas (Chair) welcomed all attendees to the meeting and confirmed the meeting procedures.
2. Apologies for absence were received from Councillor Ahmet Hasan, who was substituted by Councillor Bektas Ozer.

2

DECLARATIONS OF INTEREST

NOTED that there were no declarations of interest.

3

MINUTES OF PREVIOUS MEETING

AGREED the minutes of the Planning Committee meetings held on 21 June 2022 and 19 July 2022 be confirmed as a correct record.

4

REPORT OF THE HEAD OF PLANNING

RECEIVED the report of the Head of Planning.

5

22/01722/FUL - 68 CHALFONT ROAD, LONDON, N9 9LY

1. The introduction by Gideon Whittingham (Planning Decisions Manager), clarifying the proposals.
2. The deputation of Kenneth Orji, agent on behalf of the applicant who spoke against the officer's recommendation.
3. There were no deputations made to speak in favour of the officer's recommendation.
4. The Planning Decisions Manager clarified the reasons for the recommendation for refusal which included lack of amenity space, the proposed bedroom sizes which could accommodate more people than indicated in accordance with national standards on bedroom sizes leading to more people who could occupy the completed dwelling irrespective of that indicated in the plans, the poor internal layout of the conversion resulting in bedrooms being below living rooms and vice-versa, which would impact on the amenities of the future occupants of the rooms. Further, Gideon Whittingham outlined that the proposed development would result in a cluster of more than one out of a consecutive row of five units being converted into self-contained flats, which would be contrary to policy and detrimental to the character of the area and that the scale, mass, design of the proposed extensions would impact on the amenities of the immediate neighbouring property.
5. The Planning Decisions Manager, responding to a comment from a member of the Planning Committee about pre application advice, referred to paragraphs 9.2 and 9.5 of the report which set out the advice provided to the agent regarding the issues raised in the report and the reasons for refusal.
6. A motion was proposed by Cllr Gunes Akbulut, and seconded by Cllr Mohamed Islam, against the officers' recommendation to refuse planning permission stating that the focus should be on the NPPF, the London Plan and the Local Plan.
7. Officers, through discussion with Members, clarified the appropriate conditions which could be imposed if the Committee was minded to grant planning permission, which included time limited, approved drawings, materials, details of refuse storage and car parking, surface water drainage, energy statistics, energy performance certificate and potable water.
8. The motion was accepted with 7 votes for and 5 against. Planning permission granted subject to conditions.

AGREED:

1. That the Head of Development Management be authorised to **GRANT** planning permission subject to conditions.
2. That the Head of Development Management be granted delegated authority to agree the final wording of the conditions for approval.

6

22/00746/FUL - 161 FORE STREET, LONDON, N18 2XB

1. The introduction by Gideon Whittingham (Planning Decisions Manager) clarifying the proposal, and what has been installed on site which resulted in permission being sought retrospectively for the works.
2. The Planning Decisions Manager confirmed that the works had been completed before the application had been received and that each application even those which are retrospective, must be considered on its own merits and assessed by officers in the usual way.
3. The unanimous support of the Committee for the officers' recommendation.

AGREED:

1. That the Head of Development Management be authorised to **GRANT** planning permission subject to conditions.
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 this report.

7

22/01189/VAR - THOMAS HARDY HOUSE 39 LONDON ROAD ENFIELD EN2 6DS

1. The introduction by David Gittens (Planning Decisions Manager), clarifying the proposal and the scheme, together with an additional condition requiring details of the proposed canopy over main entrance. Delegated authority was also requested to enable the Head of Traffic and Transportation to confirm the stopping up of the highway which forms part of this proposal.
2. Officers, responding to questions from Members, advised that the planting shown in the drawings for the wider highway was indicative only and did not form part of the application. It was also confirmed that the external seating would require a separate stopping up order and the seating beyond this defined area would not be permanent and would be subject to a separate licence / highways consent application. Officers advised that the whole area would be designed to be more attractive and inviting to provide a more positive experience. Although the Police had not been consulted, it was the intention to design out any anti-social behaviour.
3. Officers were satisfied that the proposed relocation of the doorway and external seating, taking account the location of the nearby bus stops, would not interfere or hinder those with sight or mobility issues as there was sufficient footway width for pedestrian traffic to flow past.
4. The support of the majority of the Committee for the officers' recommendation was 11 votes for and 1 abstention.

AGREED:

1. In accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Head of Development Management be authorised to **GRANT** planning permission subject to conditions.

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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 this report.
3. That the Head of Traffic & Transportation be granted delegated authority to confirm the stopping up of the highway which forms part of this proposal.

8

FUTURE MEETING DATES

The dates of future meeting, which would commence at 7.00pm and held in the Council Chamber at the Civic Centre were noted as follows:

Tuesday 20 September 2022

Tuesday 18 October 2022

Tuesday 01 November 2022 * Provisional

Tuesday 22 November 2022