

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 4 JUNE 2024**

COUNCILLORS

PRESENT Sinan Boztas (Chair), Mahym Bedekova (Vice Chair), Kate Anolue, Peter Fallart, Nelly Gyosheva, Ahmet Hasan, Bektas Ozer, Michael Rye OBE, Jim Steven and Alessandro Georgiou

ABSENT Josh Abey, Lee Chamberlain and Thomas Fawns

OFFICERS: Karen Page (Head of Planning and Building Control), Sharon Davidson (Planning Decisions Manager), Michael Kennedy (Principal Urban Designer), Mike Hoyland (Senior Transport Planner), Nicholas Page (Conservation and Heritage Adviser), Agnieszka Jezierska (Project Manager, Journeys & Places), Dimitra Kosmidou (Project Manager, Journeys & Places), Julie Thornton (Legal Services) and Jane Creer (Secretary)

Also Attending: Councillor Emma Supple (Town Ward Councillor)
Approx. 15 members of the public, applicant and agent representatives, and officers observing
Local press representative

**1
WELCOME AND APOLOGIES**

The Chair welcomed everyone to the meeting.

Apologies for absence were received from Councillors Josh Abey, Lee Chamberlain and Thomas Fawns. Councillor Chamberlain was substituted by Councillor Alessandro Georgiou.

Apologies for lateness were received from Councillor Bektas Ozer.

**2
DECLARATIONS OF INTEREST**

Councillor Mahym Bedekova declared a non-pecuniary personal interest on item 5, application reference 20/02628/FUL & 20/02629/LBC as she knew the agent, who had also been her agent for a past application in 2018. It was confirmed that this was not a sufficient interest to prevent Cllr Bedekova taking part in discussions and voting on item 5.

**3
MINUTES OF PREVIOUS MEETING**

PLANNING COMMITTEE - 4.6.2024

The minutes of the Planning Committee meeting held on Tuesday 23 April 2024 were AGREED.

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REPORT OF THE HEAD OF PLANNING AND BUILDING CONTROL

Received the report of the Head of Planning and Building Control, which was NOTED.

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20/02628/FUL & 20/02629/LBC - 510 HERTFORD ROAD, ENFIELD, EN3 5SS

Sharon Davidson, Planning Decisions Manager, introduced the report, highlighting key aspects of the two applications (planning permission and listed building consent), which would be considered together.

An update to the report had been circulated and published, clarifying matters and updating elements in the report since its publication, and that Strategic Access Management Measures (SAMMs) and Sustainable Alternative Natural Greenspaces (SANGs) contributions would be secured through the Section 106 Agreement. Further information on heritage considerations was also set out and taken into consideration in reaching the conclusion on the overall level of harm to the heritage asset.

An additional condition was recommended in respect of works to the highway frontage in advance of occupation of the development.

Officers responded to Members' queries regarding heritage level of harm, car parking space, and local transport availability.

During the debate, Members expressed concern in respect of the lack of detail of the material finish to the new blocks, and that this should not clash with the listed building. Officers confirmed there would be a brick finish and that appropriate conditions were recommended. Officers agreed that, when the details of the material were received, the Chair and Opposition Lead of Planning Committee would be consulted for approval.

The proposals having been put separately to the vote, Members AGREED:

1. That planning permission be GRANTED with conditions and S106 Agreement for Sustainable Transport Contribution. Together with the updated condition and additional contributions to be secured for SAMMs and SANGs.
2. That Listed Building consent be GRANTED with conditions.
3. The Planning Decisions Manager be granted delegated authority to finalise the wording of the Section 106 Agreement and agree the final wording of the conditions to cover the matters in the Recommendation section of the report.

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22/02248/FUL - 24-26 CHURCHBURY LANE, ENFIELD, EN1 3TY

PLANNING COMMITTEE - 4.6.2024

Sharon Davidson, Planning Decisions Manager, introduced the report, highlighting key aspects of the application, and the planning history, and details of the appeal against an earlier refusal of planning permission.

Councillor Ozer arrived at the meeting near the beginning of the officer's introduction, and having not missed any information not included in the report, or any debate or deputations, would be permitted to vote on the item.

Officers highlighted the revisions made to the application, and that the harms identified by the Planning Inspector had now been sufficiently addressed. A condition would address compliance to tree protection measures. Officers were satisfied with SUDS and drainage arrangements, and compliance with fire safety requirements.

A deputation was received from Kieran McCarthy, on behalf of the Churchbury Lane, Fir Tree Walk, Fyfield and St Andrew's Roads Community against the officers' recommendation.

A statement was received on behalf of constituents against the officers' recommendation from Councillor Emma Supple, Town Ward Councillor.

Officers confirmed that the agent was not attending this meeting.

Members' questions were responded to by officers. Proposed numbers of residents and staff were clarified. Information in respect of glazing and relationship to neighbouring properties and potential for overlooking, and quality/standards of the supported living units was clarified.

Councillor Georgiou left the meeting room briefly during a lengthy question, and having not missed any of the debate, would be permitted vote on the item.

During the debate, Members expressed ongoing concerns about the proposal and received further advice from officers, particularly on those matters previously considered by the Planning Inspector and found acceptable. Advice from the Legal officer was also received in advance of a vote.

A counter motion was proposed by Councillor Rye, seconded by Councillor Ozer, that Members considered that the Planning Inspector's concerns had not been sufficiently addressed, and that a decision on the application be deferred for officers to prepare reasons for refusal in respect of (a) overlooking and privacy; and (b) quality of accommodation and internal layout and amenity space provision.

The proposal having been put to the vote, Members AGREED that a decision on the application be deferred for the above reason.

DEVONSHIRE ROAD AT THE JUNCTION WITH GREEN LANES IN PALMERS GREEN

Karen Page, Head of Planning and Building Control, introduced the report, highlighting the required approval to make an order under Section 249 of the Town and Country Planning Act 1990, and the background to the project.

During the debate, officers responded to Members' questions, in respect of public consultation, procedure for handling objections, and delegation of authority on the final scheme and its implementation.

The proposal having been put to the vote, Members AGREED:

1. To adopt the proposal as set out in the report to extinguish vehicular access rights over the junction at Devonshire Road where it meets Green Lanes.
2. To delegate authority to the Programme Director for Journeys and Places to proceed to advertise an Order pursuant to Section 249 of the Town and Country Planning Act 1990 to facilitate the pedestrianisation.
3. Subject to fulfilling the requirements of Section 252 of the Town and Country Planning Act 1990, to delegate authority for determining whether or not to proceed with the Order received to the Cabinet Member for Transport and Waste, Cllr Rick Jewell following consideration of any objections and representations in a Portfolio Report.
4. To delegate authority to the Programme Director of Journeys and Places in consultation with the Cabinet Member for Transport and Waste, Cllr Rick Jewell, on the final scheme design and subsequent implementation.

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DATES OF FUTURE MEETINGS

Members NOTED the dates of future meetings for 2024/25 set out in the agenda.

It was confirmed that meetings would go ahead on Tuesday 18 June 2024 and Tuesday 16 July 2024, but that no meeting was required on Tuesday 2 July 2024.