

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON WEDNESDAY, 21 JUNE 2006**

COUNCILLORS

PRESENT Pamela Adams, Chaudhury Anwar MBE, Yasemin Brett, Jayne Buckland, Andreas Constantinides, Peter Fallart, Norman Ford, Jonas Hall, Ahmet Hasan, Robert Hayward, Henry Lamprecht, Kieran McGregor, Ahmet Oykenner, Anne-Marie Pearce, Henry Pipe, Martin Prescott and Toby Simon

ABSENT (none)

CO-OPTED (none)

OFFICERS: Artemis Christophi (Planning Enforcement), Andy Higham (Area Planning Manager), Julian Jackson (Head of Development Control), David Snell (Area Planning Manager), David Taylor (Transportation Planning), Keith Trowell (Legal), Brian Wright (Planning), Bob Ayton (ECS&L) and Steve Jaggard (ESS&P) Natalie Cole (Secretary) and Jane Creer (Secretary)

Also Attending: Approximately 15 members of the public
Councillors: Tony Dey, Annette Dreblow and Geoffrey Robinson
Dennis Stacey (Chairman, Conservation Advisory Group)

34

WELCOME & INTRODUCTION

NOTED

1. the start of the meeting was adjourned to 7.45pm as some interested parties had not been told the correct time of the meeting in notification letters sent from the Planning Department;
2. the Chairman welcomed attendees to the Planning Committee and introduced Keith Trowell, Legal Representative, who read a statement regarding the order of the meeting and expected behaviour during the meeting.

35

APOLOGIES FOR ABSENCE (IF ANY)

There were no apologies for absence.

36

DECLARATIONS OF INTEREST

NOTED

PLANNING COMMITTEE - 21.6.2006

1. Councillor Lamprecht declared a personal and prejudicial interest in relation to CAC/06/0006 and TP/06/0309;
2. Councillor Buckland declared a prejudicial interest as a nearby resident, and Councillor McGregor a personal interest as ward councillor, in relation to LBE/04/0038/REN1;
3. Councillor Prescott declared a personal interest in TP/06/0352 as ward councillor;
4. Councillor Fallart declared a personal interest in TP/06/0477 as he was a Governor at Capel Manor Primary School located close by;
5. Councillor Ford declared a personal interest in relation to TP/06/0564 as ward councillor;
6. Councillors Buckland, Hasan and Simon declared a personal and prejudicial interest in relation to Report No.25, as they owned properties in areas affected by the Article 4(2) Direction.

37

MINUTES OF THE PLANNING COMMITTEE HELD ON 25 MAY 2006

NOTED that Councillor Dey had also been in attendance at the meeting for the Riverside Sports Club item, TP/06/0477).

With the above amendment, the minutes of the Planning Committee held on 25 May 2006 were agreed as a correct record.

38

ORDER OF AGENDA

RESOLVED that the order of the agenda be varied to accommodate officers' obligations and the members of the public who wished to make deputations.

39

REPORT OF THE ASSISTANT DIRECTOR (PLANNING AND TRANSPORTATION) - MISCELLANEOUS MATTERS (REPORT NO.23)

RECEIVED the report of the Assistant Director (Planning and Transportation) (Report No. 23).

40

APPLICATIONS DEALT WITH UNDER DELEGATED POWERS

NOTED that a copy of those applications dealt with under delegated powers was available in the Members Library and on the website.

41

TP/06/0477 RIVERSIDE SPORTS CLUB, TURKEY STREET, ENFIELD, MIDDX, EN1 4RJ

NOTED

1. the receipt of three further letters of objection raising the following issues

PLANNING COMMITTEE - 21.6.2006

- area designated to remain as green fields;
 - the Council have promised to protect areas of special character and Green Belt;
 - the proposal is a departure from the Unitary Development Plan (UDP);
 - the building does not meet the requirements of essential facilities as changing rooms already exist;
 - it will generate noise harmful to residential amenity;
 - existing floodlights have not been used for many years;
 - there should be no removal of trees or hard surfacing;
 - high fences are unacceptable in the conservation area;
 - inadequate parking;
 - dangerous Turkey Street/Bulls Cross junction;
2. an amendment to the recommendation to include additional conditions regarding the floodlights and changing rooms;
 3. the deputation of Mr John Cherry, on behalf of local residents in the Bulls Cross and Turkey Street area, including the following points
 - a statement on behalf of Jenny Holmes of the Forty Hill and Bulls Cross Study Group, drawing attention to objections previously circulated to Committee members;
 - concerns that Planning Committee were being asked to extend the already approved facilities before the existing facilities on the site had been tested;
 - residents were concerned that 200+ people may be permitted to use the site at any one time and 100+ vehicles may be arriving or leaving at the same time in an area which experienced regular gridlock and that emergency services would be unable to reach the site easily;
 - the proposal did not amount to essential facilities, as such facilities were already present;
 - concerns regarding noise and floodlight diffusion in a conservation area of special character;
 - the proposals would not contribute to the preservation or enhancement of the area;
 - the planning officer's recommendation was flawed and made no reference to a risk assessment or advice of the conservation officer
 4. Councillor Tony Dey, Chase Ward Councillor, spoke on behalf of local residents opposed to the application, including the following points
 - he supported the comments of Mr Cherry and the study group;
 - the recent Paul Drury Partnership appraisal report was highly significant and should have been referred to;
 - the proposals were contrary to policies (II)GD2, (II)GD6, (I)GD1 and (I)GD2 of the Unitary Development Plan;
 - granting the application would lead to desecration of an area of Green Belt and special character;
 5. Councillor Annette Dreblow, Chase Ward Councillor, also spoke on behalf of local residents, including the following points
 - the development would be contrary to UDP policies and the Green Belt policy outlined in PPG2 as there were no special circumstances in this case;

PLANNING COMMITTEE - 21.6.2006

- she had been disappointed that not all the Committee members had attended the site visit;
 - the height of the proposed shelters would detrimentally affect local residents' visual amenity and the sense of openness;
 - the majority of the trees were deciduous and residents would be exposed to sight and noise of the users of the pitches;
 - the proposals would lead to a major traffic impact on a road and area too small to cope;
 - existing floodlights had not been used for many years and it should be investigated whether they ever received planning permission;
 - the high perimeter fencing would close off the area to wildlife;
6. The response of Mr Tony Antoniou, Chairman of Omonia Youth Football Club, the applicant, including the following points
- the club understood the concerns of residents and were willing to listen and address those concerns;
 - the site had been chosen because it was an existing sports field that was unused and their objective was to improve the sports ground for the benefit of local children;
 - the sports ground was there and was meant to be used;
 - the club wanted to encourage children to play sport;
 - the multi use games area could only be used by 14 or 15 children at any one time and would not lead to traffic mayhem;
 - a secure perimeter was needed to ensure the safety of children;
 - he was sure that the residents' worries would not be realised;
7. advice from officers in respect of traffic generation and highways issues; and
8. advice from officers in regard to the planning history of the site relating to the change of use of the existing pavilion building, the amendments secured and the acceptability of the scheme in terms of Green Belt policy as expressed in PPG2.

RESOLVED that planning permission be granted subject to the conditions set out in the report and the additional conditions below, for the reasons set out in the report.

Additional Conditions:

1. That the floodlights hereby approved shall only be used until 21.00 hours each day unless otherwise agreed in writing by the Local Planning Authority.
2. Before the floodlights hereby approved are brought into use the existing floodlights and columns shall be removed from the site.
3. The changing rooms hereby approved shall only be used for the purposes detailed on approved Drawing No. 5328/02B and no internal layout alterations to the building shall be carried out unless otherwise agreed in writing by the Local Planning Authority.

Reason for conditions: In the interests of safeguarding the amenity of the occupiers of nearby residential properties and the amenity of the Green Belt.

TP/06/0309 M & J DEPOT, CANNON HILL / SELBOURNE ROAD, SOUTHGATE, LONDON, N14

NOTED

1. this application was considered alongside CAC/06/0006;
2. additional conditions relating to trees and shrubs, sustainable construction, cycle storage, height of the building, no additional fenestration, external lighting, use of the retail unit, and an amendment to existing conditions regarding refuse storage;
3. the deputation of Dr Denise Gandhi of Southgate Green Association including the following points
 - this was not a quality scheme and would not enhance the special character of the area;
 - too much accommodation was proposed for the site, especially in the roof space;
 - the reasons for refusal of the previous application were still applicable despite the reinstatement of retail units;
 - the development would be bad for the vista and incompatible in the historic context of the area and the additional conditions would not be sufficient to mitigate the harm;
4. the deputation of Mr Phillip Dawson, a local resident and architect, including the following points
 - the proposal did not represent the best design solution for this site on this critical vista and demolition should not proceed until there was a good proposal for the replacement;
 - the accommodation provision would exceed maximum UDP limits, would provide little amenity space and poor rooms in the roof space;
5. the response of Mr James Griffiths, Land Director, Abbey Investments Ltd, the applicant, including the following points
 - they had listened to planning officers' advice and amended plans accordingly;
 - the development would reflect existing designs and fenestration and would fit in well with the street scene;
 - he confirmed that if Committee was minded to approve this application, the outstanding application under appeal would not be pursued;
6. Denis Stacey reported the concerns of the Conservation Advisory Group but gave weight to the benefits associated with the provision of the ground floor retail units, which had been achieved through negotiation. Given the revisions that had been achieved and the likelihood that a better scheme would be unlikely, he accepted on balance that the scheme should be supported; and
7. an amendment to the recommendation that approval of planning permission be subject to the applicant entering into a unilateral undertaking confirming withdrawal of the appeal against the decision made under ref. TP/03/2216.

RESOLVED that subject to the applicant entering into a unilateral undertaking confirming withdrawal of the appeal against the decision made under ref. TP/03/2216, the Assistant Director (Planning and Transportation) be

PLANNING COMMITTEE - 21.6.2006

authorised to grant planning permission subject to the conditions set out in the report and the additional conditions below, for the reasons set out in the report.

Additional Conditions:

1. The trees identified on Drg P309/0001 Rev Q shall not be felled and shall be retained thereafter. For the duration of the construction period, all trees shown on the approved plans and application as being retained shall be protected by fencing of a minimum height of 1.2 metres at a minimum distance of 5 metres from the existing planting. No building activity shall take place within the protected area unless agreed by the Local Planning Authority. Any tree or shrub which dies or is damaged during the construction period shall be replaced.
Reason: To protect existing planting during construction in the interests of safeguarding the special character and appearance of the Conservation Area.
2. That prior to any work commencing within a 10 metre radius of any retained tree, a methodology shall be submitted detailing the method of construction to be undertaken. This methodology, which shall include a commitment to any excavation being undertaken by hand, shall be approved by the Local Planning Authority and thereafter adhered to at all times.
Reason: To protect existing planting during construction in the interests of safeguarding the special character and appearance of the Conservation Area.
3. Prior to any development including demolition commencing, a detailed Sustainability Assessment achieving a minimum score of 50% shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the measures identified in the approved sustainability assessment unless subsequently otherwise approved in writing by the local planning authority.
Reason: In order to promote sustainable construction practices in the interests of the wider built and natural environment and to comply with the requirement of adopted Council policy.
4. Details of the technical specification for the equipment to be installed to secure cycles shall be submitted to and approved by the Local Planning Authority. The equipment shall be installed in the approved cycle store prior to the occupation of the residential units and thereafter retained.
Reason: In the interests of sustainable living and promoting cycling as an alternative mode of travel.
5. The height of the frontage building hereby approved shall not exceed 45 cms above a point taken from the ridge of the adjoining building, 32 Cannon Hill, as shown on Drg P/309/SE/01.
Reason: In order to ensure the scale of the building remains appropriate and not visually intrusive and does not detract from the special character and appearance of the Southgate Green Conservation Area.

PLANNING COMMITTEE - 21.6.2006

6. No external windows or doors other than those indicated on the approved drawings shall be installed in the development hereby approved without the approval in writing of the Local Planning Authority.
Reason: To safeguard the privacy of the occupiers of adjoining properties and the special character and appearance of the Southgate Green Conservation Area.
7. The development shall not commence until details of any external lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the approved details.
Reason: To ensure that the development does not prejudice the amenities of adjoining occupiers.
8. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any subsequent amending Order, the retail units shall be used solely for purposes within either Use Class A1 and/or A2 and for no other purpose whatsoever without the prior written permission of the Local Planning Authority.
Reason: To ensure the use of the premises remain appropriate for their location and do not give rise to conditions prejudicial to the amenities of neighbouring properties or the free flow and safety of vehicles and pedestrians using the neighbouring highways.
9. A management plan to enable occupiers of the commercial units to access a minimum of 4 spaces associated with the development, shall be submitted to and approved by the Local Planning Authority. The arrangements contained within the approved management plan shall be adhered to thereafter upon occupation of the development.
Reason: To ensure that the development does not prejudice conditions of safety or traffic flow on adjoining highways.

Amendment to Existing Conditions:

C9 – Refuse Storage

The development shall not commence until details of refuse storage facilities for both the residential and commercial units including facilities for the recycling of waste to be provided within the development have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details and maintained thereafter.

Reason: In the interests of amenity and the recycling of waste materials in support of the Borough's waste reduction targets.

43

CAC/06/0006 M & J DEPOT, CANNON HILL / SELBOURNE ROAD, SOUTHGATE, LONDON, N14

RESOLVED that Conservation Area Consent be granted subject to the conditions set out in the report, for the reason set out in the report.

44

CAC/06/0009 79, FORE STREET, LONDON, N18 2TW

RESOLVED that consideration of this application be deferred at the request of Members to address issues highlighted by Conservation Advisory Group.

45

TP/06/0728 79, FORE STREET, LONDON, N18 2TW

RESOLVED that consideration of this application be deferred at the request of Members to address issues highlighted by Conservation Advisory Group.

46

TP/06/0352 33, BROAD WALK, LONDON, N21 3BU

NOTED the proposal by Councillor Hayward, seconded by Councillor Lamprecht, that planning permission be refused as the proposed development would be over intensive and incongruous in terms of size, siting and relationship to the prevailing form and pattern of the street scene in Broad Walk, and contrary to UDP policies, supported by a majority of the Committee.

RESOLVED that planning permission be refused for the following reason:

The proposed subdivision of the existing residential curtilage and the construction of two detached dwellings would result in the creation of residential plots and dwellings that, due to their size, siting and relationship to the prevailing form and pattern of development along Broad Walk, would represent an over intensive and incongruous form of development out of keeping with and detrimental to the appearance and character of the street scene, having regard to established pattern of plot widths, spacing between dwellings and their contribution to the overall character and appearance of Broad Walk. In this respect the proposal would be contrary to Policies (I)GD1, (I)GD2 and (II)GD3 of the Unitary Development Plan.

Councillors Constantinides, Anwar, Brett, Buckland, Hasan, Oykenner and Simon asked for it to be noted that they voted against the proposal.

47

LBE/04/0038/REN1 10, LITTLE PARK GARDENS, ENFIELD, MIDDLESEX, EN2 6PQ

NOTED

1. receipt of two letters of objection:
 - that the occupier of no.8 Little Park Gardens objected to the proposal on grounds of design and appearance, traffic/access/parking issues, inappropriate dangerous location, loss of privacy and loss of outlook;
 - that the occupier of no.31 Little Park Gardens objected to the proposal on the grounds that the temporary buildings were unsuitable for a residential conservation area;
2. the advice of the planning officer regarding the proposed permanent location of the facility and timescales for completion; and

PLANNING COMMITTEE - 21.6.2006

3. the views of Conservation Advisory Group and request on behalf of neighbouring residents that the appearance of the portacabins be improved and the toilet block at least to be better screened.

RESOLVED to delegate authority to the Assistant Director (Planning and Transportation) to approve the application, subject to efforts to improve the appearance of the building and investigation of the possibility of providing further screening of the toilet building from the neighbour, in consultation with the Chairman of Conservation Advisory Group.

48

TP/06/0564 THE RIFLES PUBLIC HOUSE, 600, ORDNANCE ROAD AND LAND ADJOINING 4, GOVERNMENT ROW, ENFIELD, EN3 6JQ

RESOLVED that planning permission be refused for the reason set out in the report.

49

TP/06/0623 235, SOUTHBURY ROAD, ENFIELD, EN1 1QZ

RESOLVED that planning permission be granted subject to the conditions set out in the report, for the reasons set out in the report.

50

TP/06/0649 HIGHLANDS SCHOOL, WORLDS END LANE, ENFIELD, N21 1QQ

NOTED that this application had been withdrawn.

51

TP/06/0654 RAVENSIDE RETAIL PARK, ARGON ROAD, LONDON, N18 3BW

NOTED

1. the deletion of Condition 4; and
2. an amendment to Condition 11 regarding details of landscaping, with a Directive to be sent to the applicant.

RESOLVED that planning permission be granted subject to the conditions set out in the report, as amended, for the reasons set out in the report.

Amendment to Condition 11

The development shall not commence until revised details (in accordance with the Directive) of the structure, design, species, maintenance and management of the landscaping of the site have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall be maintained thereafter as such and in accordance with the approved maintenance schedule.

Reason: to ensure a satisfactory appearance and the sustainability of the landscaping scheme.

52

TP/06/0674 GRANGE PARK PRIMARY SCHOOL, WORLDS END LANE, LONDON, N21 1PP

RESOLVED that planning permission be granted subject to the conditions set out in the report, for the reasons set out in the report.

53

TP/06/0806 CARTERHATCH INFANT AND JUNIOR SCHOOL, CARTERHATCH LANE, ENFIELD, EN1 4JY

RESOLVED that planning permission be granted subject to the conditions set out in the report, for the reasons set out in the report.

54

TOWN PLANNING APPEALS

NOTED the appeal information provided in the document pack.

55

CONTRAVENTIONS (REPORT NO.24)

NOTED

1. the contraventions information included in the document pack; and
2. Members' request that information be provided in Ward order in future.

56

ENFIELD'S CONSERVATION AREAS - ARTICLE 4(2) DIRECTION (REPORT NO.25)

RECEIVED the report of the Assistant Director (Planning and Transportation) introduced by Steve Jaggard, Team Leader – Planning Projects.

NOTED

1. the Council at its meeting on 25 January 2006 resolved to make an Article 4(2) Direction in specific areas, to remove certain Permitted Development rights from householders in Enfield's Conservation Areas to preserve the areas' special character;
2. the Direction was served in January, but required confirmation within six months. This Committee was delegated the authority by Council to authorise the subsequent confirmation of the Direction to make it permanent, having been advised of any representations received objecting to the Direction;
3. the representations received were set out in Appendix A of the report;
4. the affected addresses were set out in Appendix B of the report;
5. four further planning applications had been generated by the Direction in addition to the seven referred to in paragraph 5.2 of the report. Two

PLANNING COMMITTEE - 21.6.2006

of these additional applications had been approved with the other two undetermined at this stage;

RESOLVED that “The London Borough of Enfield Council (Enfield Borough Conservation Areas) Article 4(2) Direction 2006” (as confirmed in Appendix B) be made permanent, and the statutory notification requirements be followed forthwith to enact this decision.

57

ANNUAL REVIEW OF WORK OF THE CONSERVATION ADVISORY GROUP 2005/06 (REPORT NO.26)

NOTED the report of the Director of Environment, Street Scene and Parks.