

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 16 DECEMBER 2014**

COUNCILLORS

PRESENT Abdul Abdullahi, Lee Chamberlain, Dogan Delman, Christiana During, Ahmet Hasan, Suna Hurman, Jansev Jemal, Derek Levy, Andy Milne, George Savva MBE and Toby Simon

ABSENT Anne-Marie Pearce

OFFICERS: Bob Griffiths (Assistant Director - Planning, Highways & Transportation), Andy Higham (Head of Development Management), Sharon Davidson (Planning Decisions Manager), David B Taylor (Transportation Planning) and Izabella Grogan (Legal Services) Jane Creer (Secretary)

Also Attending: Approximately 10 members of the public, applicants, agents and their representatives
Dennis Stacey, Chairman – Conservation Advisory Group
Councillors Ertan Hurer and Dinah Barry (Winchmore Hill ward councillors)

286

WELCOME AND APOLOGIES FOR ABSENCE

Councillor Simon, Chair, welcomed everyone to the meeting and explained the order of the meeting.

Apologies for absence were received from Councillor Pearce.

287

DECLARATION OF INTERESTS

There were no declarations of interest.

288

MINUTES OF THE PLANNING COMMITTEE 25 NOVEMBER 2014

AGREED the minutes of the Planning Committee meeting held on Tuesday 25 November 2014 as a correct record.

289

**REPORT OF THE ASSISTANT DIRECTOR, PLANNING, HIGHWAYS AND
TRANSPORTATION (REPORT NO. 135)**

RECEIVED the report of the Assistant Director, Planning, Highways and Transportation (Report No. 135).

290

ORDER OF AGENDA

AGREED that the order of the agenda be varied to accommodate the members of the public attending. The minutes follow the order of the meeting.

291

14/03486/FUL - 104A DERWENT ROAD, LONDON, N13 4PX

NOTED

1. Introduction by the Planning Decisions Manager.
2. Receipt of four further letters of objection, including one from the Fox Lane & District Residents Association, summarised by officers.
3. The deputation of Mr David Abrahams, neighbouring resident.
4. The statement of Councillor Ertan Hurer, Winchmore Hill ward councillor.
5. The response of Mr George Nicola, architect and agent on behalf of the applicant.
6. Members' discussion, focussing on concerns regarding the proposed patio doors and requesting an additional condition to prevent access onto the flat roof.
7. Following a debate, the officers' recommendation including the additional condition was unanimously approved.

AGREED that planning permission be granted, subject to the conditions set out in the report and an additional condition requiring either a Juliet balcony or 'barriers' either side of the planter to prevent access beyond / around the planter and onto the roof, as set out below.

Additional Condition

Notwithstanding the submitted plans, development shall not commence until details of a mechanism to further restrict access to the roof of the basement extension have been submitted to and approved in writing by the Local Planning Authority. The extension shall be constructed in accordance with the approved details prior to occupation and the approved mechanism shall thereafter be maintained.

292

14/04111/FUL - KEBLE PREPARATORY SCHOOL, WADES HILL, LONDON, N21 1BG

NOTED

1. Introduction by the Planning Decisions Manager.
2. The deputation of Mr Aaron Fletcher, neighbouring resident.
3. The statement of Councillor Dinah Barry, Winchmore Hill ward councillor.
4. The response of Mr Andrew Lismore, agent on behalf of the applicant.

PLANNING COMMITTEE - 16.12.2014

5. Members' discussion, including concerns that the application was retrospective and that the development as built had a detrimental impact on the occupants of 1 Harwoods Yard.
6. The comments of Dennis Stacey, Chair of Conservation Advisory Group.
7. Following a debate, the officers' recommendation was not supported by a majority of the Committee: 3 votes for, 6 votes against and 2 abstentions.
8. The proposal that planning permission be refused for reasons relating to size, siting, design and height and impact on 1 Harwoods Yard was supported by a majority of the Committee: 7 votes for and 4 against.

AGREED that planning permission be refused for the following reason:

The extension, given its size, siting, design and height has led to a loss of outlook and an increased sense of enclosure for the occupiers of No. 1 Harwoods Yard, detrimental to their amenities. In this respect the development is contrary to Policy DMD37.

293

14/04015/RE4 - PYMMES PARK, VICTORIA ROAD, LONDON, N18 2UG

NOTED

1. Introduction by the Planning Decisions Manager.
2. Members' discussion and congratulations to Regeneration and Environment officers on these welcomed proposals.
3. The Committee's unanimous support for the officers' recommendation.

AGREED that planning permission be deemed to be granted, in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, subject to the conditions set out in the report.

294

P12-01399PLA - 6 GLOVER DRIVE, LONDON, N18 3HF

NOTED

1. Introduction by the Head of Development Management
2. Amendments to Conditions 9 and 10.
3. Following a debate, the officers' recommendation was unanimously approved.

AGREED that subject to the referral of the application to the Greater London Authority (GLA) and no objections being raised and referral to the Secretary of State together with the signing of the Section 106 Agreement regarding the issues set out in the report, the Head of Development Management be authorised to grant planning permission, subject to the conditions set out in the report and amended conditions below.

Amendment to Conditions

Condition 9 - Details of Archaeological Investigation

Prior to any development commencing, a desk-based assessment to identify the likely effects of the development on the significance of heritage assets shall be submitted to and approved by the local planning authority. This assessment should consider the potential for new discoveries and effects on the setting of nearby assets and include a thorough assessment of previous archaeological work, including mapping, key interventions and their results as well as a 'deposit model' of the development site and its immediate environs. The assessment should also identify options for any future mitigation and whether further fieldwork is necessary to determine the heritage importance. The development hereby approved shall be implemented in accordance with any agreed mitigation measures.

Condition 10 – Energy

Unless otherwise agreed in writing, the extension shall not commence until an Energy Statement has been submitted and approved in writing by the local planning authority. The submitted details will demonstrate the energy efficiency of the extension and shall provide for no less than 25% improvement in CO2 emissions associated with regulated energy arising from the operation of the development and its services over Part L of the Building Regulations 2010. Should low or zero carbon technologies be specified as part of the build the location of the plant along with maintenance and management strategy for their continued operation shall also be submitted. The Energy statement should outline how the reductions are achieved through the use of Fabric Energy Efficiency Performance, energy efficient fittings, and the use of renewable technologies.

295

14/04005/RE4 - 1 OLD ROAD, ENFIELD, EN3 5XX

NOTED

1. Introduction by the Planning Decisions Manager.
2. An additional condition to require revised details of dropping off / loading facilities.
3. Members' discussion and thanks to Health, Housing and Adult Social Care officers and Planning officers for their work on the proposals.
4. The Committee's unanimous support for the officers' recommendation.

AGREED that, following re-consultation on the revised plans and subject to no objections being raised, officers in consultation with the Chair, be authorised to grant planning permission in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, subject to the conditions set out in the report and additional condition below.

Additional condition

To require revised details of dropping off/loading facilities.

PLANNING COMMITTEE - 16.12.2014

Notwithstanding the drawings submitted, development shall not commence until revised details for the provision of drop off/unloading facilities to Old Road have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to occupation of the development hereby approved.

Reason: In the interests of amenity and highway safety.

296

APPEAL INFORMATION

RECEIVED a verbal update from the Head of Development Management.

NOTED that the Committee noted the update on Town Planning Application Appeals.

297

FUTURE MEETINGS

NOTED the dates and arrangements for future meetings of Planning Committee:

Tuesday 27 January 2015

Wednesday 4 February 2015

Tuesday 24 February 2015

Thursday 12 March 2015

Tuesday 24 March 2015

Tuesday 28 April 2015

All Planning Committee meetings to be held at Enfield Civic Centre and to commence at 7.30pm.

AGREED

- 1) The arrangements for the Planning Panel meeting in respect of application ref. 14/04574/OUT – Chase Farm Hospital, The Ridgeway, Enfield, EN2 8JL.
Planning Panel to be held on Wednesday 7 January 2015 at Highlands Secondary School, Worlds End Lane, N21 1QQ at 7.30pm.
Planning Panel membership: Councillors Simon (Chair), Chamberlain, Delman, During, Jemal, Pearce and Savva. Reserve members: Councillors Hurman and Milne.
- 2) A Member site visit to be arranged on Saturday 24 January 2015 at 9.30am to visit Chase Farm Hospital, Myddelton Farm, Bulls Cross, and Beech Hill, Barnet.

298

UPDATE ON NATIONAL PLANNING POLICY GUIDANCE

RECEIVED a verbal update from the Head of Development Management on a recent change of Government guidance.

PLANNING COMMITTEE - 16.12.2014

NOTED the Committee noted the update and that a detailed briefing for Members would be provided in due course.

299

SEASON'S GREETINGS

The Chair wished all Members and officers a happy Christmas.