

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 24 FEBRUARY 2015**

COUNCILLORS

PRESENT Abdul Abdullahi, Lee Chamberlain, Dogan Delman, Christiana Daring, Ahmet Hasan, Derek Levy, George Savva MBE and Toby Simon

ABSENT Suna Hurman, Jansev Jemal, Andy Milne and 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), Izabella Grogan (Legal Services) and Robert Singleton (Planning Officer) and Metin Halil (secretary)

Also Attending: Approximately 15 members of the public, applicants, agents and their representatives

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WELCOME AND APOLOGIES FOR ABSENCE

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

Apologies for absence were received from Councillors Anne Marie Pearce, Jansev Jemal, Suna Hurman and Andy Milne.

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DECLARATION OF INTERESTS

There were no declarations of interest.

413

**REPORT OF THE ASSISTANT DIRECTOR, PLANNING, HIGHWAYS AND
TRANSPORTATION (REPORT NO. 171)**

RECEIVED the report of the Assistant Director, Planning, Highways and Transportation (Report No.171).

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MINUTES OF THE PLANNING COMMITTEE HELD ON 27 JANUARY 2015

The minutes of the Planning Committee meeting held on 27 January 2015 were agreed subject to rectification of the discrepancy at item No.365,

page 266 whereby a referred drawing number was missing. The Chair would sign them as agreed once the missing information was rectified.

415

ORDER OF THE AGENDA

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

416

14/04651/FUL - WOODCROFT SPORTS GROUND, WOODCROFT, LONDON, N21 3QP

NOTED

1. Introduction by the Head of Development Management highlighting that there were two applications to be determined for the site.
2. The first application (Ref: 14/04651/FUL) in respect of developing the southern part of the site to provide 5 two storey, x 5 bed detached dwellings and were considered to be in keeping with the design characteristics of the wider area.
3. The second application (Ref: 14/04644/RE4), submitted by the Council, sought to retain the remainder of the site for nature conservation and biodiversity purposes with educational wild space.
4. Two letters received in support of the application.
5. The deputation of Neil Amin, a neighbouring resident.
6. The applicant declined to speak in response.
7. Members' discussion and questions responded to by officers.
8. Following a debate, the change to the officers' recommendation, including the additional condition and an amendment to condition 4, was unanimously approved by the Committee.

AGREED subject to:

Change to Recommendation

That in accordance with Regulation 3 of the T& CP General Regulation 1992, planning permission be deemed to be granted subject to the conditions set out in the report and the following conditions:

Additional Condition

The pedestrian access from Downes Court shall not be used to provide access/egress except during construction work on the approved residential scheme (ref: 14/04651/FUL) unless otherwise agreed in writing by the local planning authority.

Reason: in the interests of residential amenity and the free flow and safety of vehicles using the adjoining highways.

Amendment to Condition

Condition 4 – to include reference to internal gates and fencing.

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14/04644/RE4 - WOODCROFT SPORTS GROUND, WOODCROFT, LONDON, N21 3QP

NOTED

1. The officers' recommendation was unanimously approved by the Committee.

AGREED that planning application be granted permission, subject to the conditions set out in the report.

418

14/04444/FUL - OASIS ACADEMY HADLEY, 143 SOUTH STREET, ENFIELD, EN3 4PX

NOTED

1. Introduction by the Principal Planning Officer, clarifying the site.
2. The application sought permission to extend the Oasis Academy Hadley School at second floor level to accommodate a primary school expansion.
3. The key matters for consideration: the impact of the extension on the character and appearance of the area and the impact of any additional traffic on local highway conditions.
4. The submitted transport statement with the application had not been considered adequate and further information was requested by officers so as to identify if any additional mitigation measures would be necessary. As the implications of the revised statement had not been agreed as yet with the applicant, officers suggested an amendment to the recommendation to allow officers to continue any discussions with the applicant to identify if there were any additional mitigation measures necessary to address traffic impact and secure these through the Section 106 agreement.
5. The design and appearance of the extension was considered acceptable in the context of the existing school building and given the location, would not have any detrimental impact on the wider area.
6. Members' discussion and questions responded to by officers.
7. Following a debate, the officers' recommendation was approved unanimously by the Committee.

Amended Recommendation

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AGREED that subject to the completion of a Section 106 Agreement to secure the submission of a Travel Plan, and any other mitigation measures deemed necessary to address the traffic impact of the development following the submission of the updated Transport Statement, the Head of Development Management/Planning Decisions Manager be authorised to GRANT planning permission subject to the conditions set out in the report.

419

14/02467/FUL - 10 PARK ROAD, N18 2UQ

NOTED

1. Introduction by the Head of Development Management, clarifying the site.
2. Members' discussion and questions responded to by officers. The following points were raised:
 - a. The development area had severe traffic & parking problems.
 - b. Local residents would not be able to afford housing in the development as there was no affordable housing provision and would only benefit private landlords.
 - c. To impose further conditions limiting the number of units for people with cars, would be difficult to police.
 - d. The development was outside the Edmonton controlled parking zone (CPZ).
3. Following a debate, the officers' recommendation was supported by a majority of the Committee: 5 votes for and 3 abstentions.

AGREED that subject to the completion of a Section 106 Agreement, the Head of Development Management/Planning Decisions Manager be authorised to grant planning permission subject to the conditions set out in the report.

420

14/04636/VAR - 5 STATION ROAD, NEW SOUTHGATE, LONDON, N11 1QJ

NOTED

1. Introduction by the Head of Development Management, clarifying the site.
2. Members' discussion and questions responded to by officers. The following points were raised:
 - a. Increased likelihood of traffic
 - b. Concern by members that the applicant had not yet submitted a traffic report.
 - c. Officers were comfortable to negotiate with the applicant regarding traffic mitigation measures.
 - d. If traffic mitigation measures are not agreed with officers then the application would be brought back to committee again to

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grant under delegated authority. This was also a condition of approval.

3. Following a debate, the officers' recommendation was approved unanimously by the Committee.

AGREED that planning permission be granted for the variation of condition numbers 2 and 3 of application TP/84/1598 and the re-imposition of the relevant conditions from the original planning permission as set out in the report.

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APPEAL INFORMATION

NOTED

The Head of Development Control would provide appeal information at the end of the 12 month period.

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ANY OTHER BUSINESS

NOTED

1. The next meeting would be on Thursday 12 March 2015. The Chase Farm application would be the only item on the agenda. Depending on the number of deputations received, there would be flexibility with these. The school, hospital and the housing development would be fully debated.
2. The planning panel that had been requested regarding Edmonton County School and the multi - use games areas (MUGA) would be rearranged. There had been a school public meeting on 24 February 2015 regarding the application.