

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 28 MARCH 2017**

COUNCILLORS

PRESENT Dinah Barry, Jason Charalambous, Katherine Chibah, Dogan Delman, Christine Hamilton, Ahmet Hasan, Derek Levy, Anne-Marie Pearce, George Savva MBE, Toby Simon and Jim Steven

ABSENT Jansev Jemal

OFFICERS: Andy Higham (Head of Development Management), Sharon Davidson (Planning Decisions Manager), Kevin Tohill (Planning Decisions Manager), Robert Singleton (Planning Officer), Peter George (Assistant Director, Regeneration and Planning), Linda Dalton (Legal Services) and Dominic Millen (Group Leader, Traffic and Transportation), Dennis Stacey (CAG) and Metin Halil (Secretary)

Also Attending: Approximately 12 members of the public, applicant and agent representatives

429

WELCOME AND APOLOGIES FOR ABSENCE

Councillor Simon, Chair, welcomed all attendees and explained the order of the meeting.

Apologies for absence were received from Councillor Jemal and Andy Bates (Planning Decisions Manager).

430

DECLARATION OF INTERESTS

There were no declarations of interest.

431

MINUTES OF THE PLANNING COMMITTEE 21 FEBRUARY 2017

AGREED the minutes of the Planning Committee meeting held on 21 February 2017 as a correct record.

432

REPORT OF THE ASSISTANT DIRECTOR, REGENERATION AND PLANNING (REPORT NO. 244)

RECEIVED the report of the Assistant Director, Regeneration and Planning.

433

ORDER OF THE AGENDA

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

434

17/00001/FUL - 928 GREEN LANES, LONDON, N21 2AD

NOTED

1. The introduction by the Planning Decisions Manager, Kevin Tohill, clarifying the proposal.
2. The deputation of Councillor Terry Neville.
3. The response by Richard Reeve (applicant).
4. Members' debate and questions responded to by officers.
5. The following comments and issues were raised:
 - Closing hours of premises.
 - Traffic generation and lack of parking due to Cycle Enfield development in the area.
 - Smoking outside of the premises causing noise nuisance and that there should be a noise condition attached.
 - Only one toilet facility and lack of disabled toilets.
 - Policy DMD 32 regarding change of use, that there should be 2 units between the development premises and Chinese takeaway.
6. The recommendation was supported by the majority of the Committee 7 votes for, 3 against and 1 abstention.

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

435

16/05330/FUL - 2 HARTLAND CLOSE, LONDON, N21 2BG

NOTED

1. The introduction by the Planning Decisions Manager, clarifying the proposals.
2. The deputation of Marcus Powell, (Neighbouring Resident).
3. The statement of Councillor Terry Neville (Ward Councillor)
4. Written representation received from DWG Design (agents on behalf of the applicant) and circulated to Members on 28 March 2017.
5. Members' debate and questions responded to by officers.
6. The following issues and comments raised:
 - The issue surrounding TPO removal had been fully investigated and the matter was looked at and resolved. Tree planting had been done. The Chair clarified that officers were satisfied regarding TPO's on the site and action was appropriate.
 - Concern about the width of access road (private), speeding cars and the use of speed humps. Officers clarified that Harston Drive is private and was difficult to address vehicle speed.
 - Councillor Pearce stated that a speed restriction was needed and should be conditioned.
7. The recommendation was supported by the majority of the Committee: 7 votes for, 1 against and 3 abstentions.

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

436

16/05682/FUL - ROBBINS HALL, GARDINER CLOSE, ENFIELD, EN3 4LP

NOTED

1. The introduction by the Principal Planning Officer, Robert Singleton, clarifying the proposals.
2. Members' debate and questions responded to by officers'.
3. The unanimous support of the Committee for the officers' recommendation.

AGREED that planning permission be granted subject to conditions and Section 106 Agreement with delegated authority to finalise the schedule of conditions and wording thereof.

437

16/05784/FUL - 1-3 MARKET CHAMBERS, CHURCH STREET, ENFIELD, EN2 6AA

NOTED

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1. The introduction by the Principal Planning Officer, Robert Singleton, clarifying the proposals.
2. The statement by Dennis Stacey, Chair of the Conservation Advisory Group.
3. The unanimous support of the Committee for the officers' recommendation.

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

438

16/01197/RE3 - MERIDIAN WATER, WILLOUGHBY LANE AND, MERIDIAN WAY, LONDON

NOTED

1. The introduction by the Planning Decisions Manager, Sharon Davidson, clarifying the proposals.
2. An amendment to the proposed affordable housing offer to be secured through the S106 Agreement with a minimum of 25% affordable housing units.
3. Some changes are proposed to the private housing mix (as detailed at 3.17 of the report) with a reduction in the total number of family units within this phase. The housing mix will be determined through each reserved matters application and not through condition or S106 Agreement.
4. Anne Marie Pearce's concern that there was no mention of any health facility in the report, and as this was a large development, one was needed. Clarification by Peter George, Assistant Director – Regeneration & Planning, that there was a push for a health facility to be included.
5. Members' debate and questions responded to by officers.
6. The unanimous support of the Committee for the officers' recommendation.

AGREED that subject to referral to the Greater London Authority, the Head of Development Management/Planning Decisions Manager be authorised to grant planning permission, subject to conditions.

439

16/02314/FUL - GILLIAN'S RIDING STABLES, BRAYSIDE FARM, CLAY HILL, ENFIELD

NOTED

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1. The introduction by the Planning Decisions Manager, Kevin Tohill, clarifying the proposals.
2. The statement of Dennis Stacey, Chair of the Conservation Advisory Group.
3. The Chair agreed a further condition regarding landscaping and condition 3 required consultation with CAG regarding materials used in the development.
4. Members' debate and questions responded to by officers.
5. The support of the Committee for the officers; recommendation: 10 votes for and 1 against.

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 conditions and a further condition in relation to landscaping/screening and condition 3 requiring consultation with CAG.

440

16/03444/FUL - HOLLY HILL FARM, 305 THE RIDGEWAY, ENFIELD, EN2 8AN

NOTED

1. The introduction by the Planning Decisions Manager, Kevin Tohill, clarifying the proposals.
2. The unanimous support of the Committee for the officers' recommendation.

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

441

NORTH LONDON HEAT & POWER PROJECT - UPDATE ON DEVELOPMENT CONSENT ORDER (REPORT NO. 246)

NOTED

1. The report was introduced by the Head of Development Management, Andy Higham.
2. The report was for information only and provided an overview of the recent decision by the Secretary of State for Business, Energy & Industrial Strategy to grant the Development Consent Order in respect of the North London Heat and Power Project.
3. The Development Consent Order made on 24 February 2017 grants consent under section 37 of the Planning Act 2008 for consumption and operation of an energy recovery facility with a gross electrical

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output of up to 70MW at the site of the existing energy from waste facility at the Edmonton EcoPark, Advent Way, Edmonton.

AGREED to note the North London Heat & Power Project update on the Development Consent Order.

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FUTURE MEETING DATES

NOTED

1. Future meetings were confirmed as:
Thursday 20 April 2017
Tuesday 25 April 2017
Tuesday 9 May 2017 (provisional)
Tuesday 23 May 2017
2. The above meeting dates would allow flexibility for consideration of application reference 16/04324/FUL – Former Middlesex University, Trent Park, N14 4YZ scheduled for the 25 April 2017 meeting.
3. Saturday 22 April 2017 - Site visit arranged in relation to application reference 16/04324/FUL – Former Middlesex University, Trent Park, N14 4YZ. Invites sent to Members and Officers.