

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 23 JANUARY 2024**

COUNCILLORS

PRESENT Sinan Boztas (Chair), Mahym Bedekova (Vice Chair), Josh Abey, Lee Chamberlain, Peter Fallart, Thomas Fawns, Michael Rye OBE, Jim Steven and Eylem Yuruk.

OFFICERS: Karen Page (Head of Planning and Building Control), Karolina Grebowiec-Hall (Principal Planner), Mike Hoyland (Senior Transport Planner), Michael Kennedy (Principal Urban Designer), Julie Thornton (Legal Adviser), and Harry Blake-Herbert (Governance Officer).

Also Attending: Applicant and agent representatives, members of the public, and deputees.

1 WELCOME AND APOLOGIES

The Chair welcomed everyone to the meeting.

Apologies for absence were received from Cllrs: Kate Anolue, Ahmet Hasan, and Bektas Ozer.

2 DECLARATIONS OF INTEREST

Cllr Thomas Fawns stated that he was a Ward Councillor for Upper Edmonton.

3 MINUTES OF PREVIOUS MEETING

The minutes of the Planning Committee meeting held on Tuesday 21 November 2023 were **AGREED**.

4 REPORT OF THE HEAD OF PLANNING AND BUILDING CONTROL

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

5 22/03672/FUL - LAND AT COMMERCIAL ROAD AND 4 AND 8 BULL LANE N18

Karolina Grebowiec-Hall, Principal Planner, introduced the report, highlighting the key aspects of the application.

An addendum report had been circulated to Members prior to the meeting.

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A deputation was received from Romie Tager, Romeo Trading Co Ltd, who spoke against officers' recommendation.

The agent, Andy Ryley, spoke in response.

In response to comments and questions regarding access, officers advised that restrictions were currently in place to prevent vehicles from parking along a stretch of Commercial Road; that if vehicles were parked here, this would be an issue for the Council's highway enforcement team, but even with vehicles parked along the road, access to the site was still possible. Officers accepted that the yellow line was not particularly clear, but added that a mitigation contribution was available to explore options such as a signage strategy, increased enforcement, highway cleansing and respraying of the yellow line to address issues which may arise, if necessary. Officers explained that it would not be possible to secure these additional measures through a condition, as they were outside of the control of the applicant/developer, but that the Section 106 contribution could allow for/cover this.

In respect of Members queries relating to traffic, officers advised that given the number of loading bays, and the restrictions in place, it was logistically unlikely that queues would form; and the estimated impact of vehicle trips based on sites with a similar number of units was relatively low. Officers added that any application at the site would see some increase in traffic, that vehicles accessing the site would use the direct routes permitted for heavy vehicles. Officers described the site as being located in an existing industrial area, and increased signage could be explored to direct vehicles to the left when leaving the site.

Officers noted Cllr Chamberlain's point that an image should have been supplied to provide Members with context as to the surrounding area of the site.

The proposal having been put to the vote; Members voted:

9 FOR
0 AGAINST
0 ABSTENTIONS

and so, it was AGREED unanimously:

1. That subject to the completion of a Section 106 Agreement to secure the obligations as set out in the report, the Head of Planning and Building Control be authorised to **GRANT** planning permission subject to conditions.
2. That the Head of Planning and Building Control be granted delegated authority to finalise the wording of the Section 106 Agreement and the conditions to cover the matters in the Recommendation section of this report.

6 APPEAL DECISIONS ON PLANNING APPLICATIONS

Received a report on Appeal Decisions on Planning Applications, which was **NOTED**.

7 DATES OF FUTURE MEETINGS

Members **NOTED** the dates of future meetings as set out in the agenda.

The Chair thanked Members and officers for their time and contributions, and the meeting ended at 19:46.