

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 27 MARCH 2012**

COUNCILLORS

PRESENT Andreas Constantinides, Kate Anolue, Yasemin Brett, Lee Chamberlain, Ingrid Cranfield, Dogan Delman, Ahmet Hasan, Ertan Hurer, Nneka Keazor, Paul McCannah, George Savva MBE and Toby Simon

ABSENT Yusuf Cicek, Anne-Marie Pearce and Martin Prescott

OFFICERS: Bob Ayton (Schools Organisation & Development), Bob Griffiths (Assistant Director, Planning & Environmental Protection), Izabella Grogan (Legal Services Representative), Andy Higham (Area Planning Manager), Steve Jaggard (Environment & Street Scene) and Aled Richards (Head of Development Management) Jane Creer (Secretary)

Also Attending: Dennis Stacey, Chairman, Conservation Advisory Committee
Approximately 13 members of the public, applicants, agents and their representatives and deputees

741

PLANNING PANEL : REDEVELOPMENT OF LADDERSWOOD ESTATE

AGREED

1. The re-scheduled date for this Planning Panel meeting would be Tuesday 15 May 2012.
2. The membership of the Panel would remain as previously agreed, subject to any Committee membership changes agreed at the Annual Council meeting on Wednesday 9 May 2012.

742

WELCOME AND LEGAL STATEMENT

The Chairman welcomed everyone to the meeting, and the Legal Services representative read a statement regarding the order and conduct of the meeting.

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APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Cicek, Pearce and Prescott.

744

DECLARATION OF INTERESTS

NOTED that there were no declarations of interest in respect of any items on the agenda.

745

MINUTES OF PLANNING COMMITTEE 28 FEBRUARY 2012

AGREED the minutes of the Planning Committee held on Tuesday 28 February 2012 as a correct record.

746

REPORT OF THE ASSISTANT DIRECTOR, PLANNING AND ENVIRONMENTAL PROTECTION (REPORT NO. 224)

RECEIVED the report of the Assistant Director Planning & Environmental Protection (Report No. 224).

747

ORDER OF 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.

748

TP/11/1449 - COVERED RESERVOIR, DRAPERS ROAD, ENFIELD, EN2 8LT

NOTED

1. The Planning Decisions Manager's introduction to the application and the key issues.
2. Councillor Pearce had requested that her objections be reported in her absence. She objected to the overdevelopment of the site due to height, bulk and massing of blocks and the cumulative impact of the development in relation to surrounding areas. She felt this development would have an impact on health facilities and schools in the area; and that it was inappropriate to dispense with a reservoir in view of the global climate changes.
3. The final issuing of the decision to be delegated to the Head of Development Management or Planning Decisions Manager once the S106 Agreement was finalised.
4. An amendment to the reasons for granting to reflect the introduction today of the new National Planning Policy Framework.
 - Reason 1: delete the reference to PPS's and replace with NPPF 2012.

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- Reason 3: delete the reference to PPS's and replace with NPPF 2012.
 - Reason 4: delete the reference to PPS's and replace with NPPF 2012.
 - Reason 4: delete the reference to PPG and replace with NPPF 2012.
 - Reason 6: delete the reference to PPS's and replace with NPPF 2012.
5. The deputation of Mr John Davies speaking as a local resident and on behalf of the Enfield Society, including the following points:
- a. There was no mention in the report of sewerage issues. There were ongoing problems in Chase Side. A condition should be added that development should not begin until confirmation was received that Thames Water were completely satisfied with proposals.
 - b. This development would not fit well into the existing Drapers Road façade. The buildings would be a bit higher, but much bulkier and have a much bigger footprint. He would prefer to see them scaled down, and it was unfortunate that a massive block would be put right at the end of the site.
 - c. He noted that there would be a Construction Environmental Management Plan (CEMP), but bearing in mind the noise of powerful machinery, he would ask that neighbouring residents be advised in advance when machinery would be used and that details be agreed by Planning Committee.
6. The advice of the Planning Decisions Manager including:
- a. The Construction Environmental Management Plan was the method by which the construction period would be controlled. Details would be dealt with by officers under delegated authority as they covered technical matters. The Council also had other controls if there was a statutory nuisance.
 - b. With reference to Drapers Road façade, there had been significant negotiations with the developer to break up the bulk and pick up the pattern of development on the road.
 - c. Sewerage was a matter for Thames Water and was outside the remit of Planning control. If there were difficulties in obtaining the licence that would prevent the development proceeding in its own right.
7. The response of Mr Steven Gough, Planning Director, Fairview New Homes, the applicant, including the following points:
- a. The proposal would deliver much needed housing including a broad mix of accommodation and a broad range of property types.
 - b. The applicant had worked hard to meet the exacting standards required and the scheme had been amended and improved.
 - c. He believed it would reflect the scale and character of the street frontages.
 - d. The application was supported by a wealth of technical information.
 - e. The applicant was engaged in discussions with Thames Water. It was confirmed that connection to sewers was acceptable and they

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were going through the appropriate detailed consent process separately.

f. Over 1000 local residents had been invited to an exhibition and consultation on the proposals and over 70 people had attended.

g. The applicant would like to start work in September 2012 and reach completion by September 2013.

8. Members commended Fairview New Homes for their efforts in consulting with local residents.
9. Concerns were raised by Members regarding the density and amenity space provision in the scheme. The Planning Decisions Manager advised that density figures were a guide, and that emerging documents proposed lower amenity space standards. Gardens were of good depth and well screened and community space to the rear was also screened. On balance it was considered that the scheme would provide a decent standard of accommodation and usable amenity space.
10. Officers responded to Members' queries, including clarification of Core Policy 5, confirmation of the height, and advice on access and parking arrangements, the number of parking spaces and disabled parking provision.
11. The support of the majority of the Committee for the recommendation: 8 votes for and 3 against.

AGREED that the application be approved subject to the conditions set out in the report and subject to a signed S106 Agreement, for the reasons set out in the report and amended above.

749

P1200048PLA - 33, LONDON ROAD, ENFIELD, EN2 6DR

NOTED

1. Introduction by the Planning Decisions Manager.
2. The reference to PPS and PPG policies listed in paragraph 5.4 had been superseded by the new National Planning Policy Framework (NPPF).
3. Thames Water and the LF&EPA raised no objection.
4. An amendment to the Reason for Granting No. 6 to delete reference to PPS1 and replace with NPPF 2012.
5. In response to Members' queries regarding a dropping off point for disabled users in particular, the Traffic and Transportation Officer confirmed that it was intended to install a lay-by in London Road near

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the hotel entrance for servicing and drop-off purposes. A travel plan was required and the applicant could be requested to promote the disabled parking through that document.

6. In response to Members' concerns, it was agreed that noise and vibration mitigation would be included in CEMP (Condition 14).
7. The unanimous support of the Committee for the recommendation.

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

750

P12-00244PLA - WORCESTERS PRIMARY SCHOOL, GOAT LANE, ENFIELD, EN1 4UF

NOTED

1. Introduction by the Planning Decisions Manager, including an update on application ref LBE/11/0031 that the reference had been made to the relevant Government Office and the decision subsequently issued.
2. An amendment to the recommendation that a reference to the relevant Government Office would be required.
3. The reference to PPS and PPG policies listed in paragraph 5.4 had been superseded by the new National Planning Policy Framework (NPPF).
4. Amendments to the reasons for granting to reflect the introduction today of the new National Planning Policy Framework:
 - Section 7.1, Reason 1: delete the wording "and PPG2: Green Belt" and replace with "and the National Planning Policy Framework March 2012".
 - Section 7.1, Reason 6: delete the wording "and PPS9: Biodiversity and Geological Conservation" and replace with "and the National Planning Policy Framework March 2012".
5. An additional condition in relation to proposed traffic mitigation measures.
6. Receipt of additional letters of objection from ward councillors, including:
 - a. Councillor Rye raised concerns that the proposal represented inappropriate development in the Green Belt and was not justified, and that it had not been demonstrated that other schools could not be developed. Further loss of green space should be resisted. Archaeological remains relating to Ermine Street should not be disturbed. Tree protection should be in place. Traffic would be increased, with no indication of how it would be managed and there

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was no reflection of the impact of other school events beyond the morning and afternoon peak times.

b. Councillor East raised concerns regarding the further loss of green space. He felt that the plans were not necessary. The area had problems with the current volume of traffic and parking. Parents and residents had concerns about the school expansion.

c. Councillor Laban also highlighted the further loss of green space, that other schools should be expanded instead, and that traffic congestion was a constant issue in the vicinity. The local roads were unsuited to the traffic volume and there was overparking by parents and staff.

5. Receipt of an additional letter of objection from a local resident who supported the need for extra classrooms, but that there must be enforcement of waiting/parking restrictions and that CCTV cameras should be installed.
6. The School Organisation and Development officer provided detailed information on the revised primary strategy approved by Cabinet, that the area was under significant pressure from increased pupil numbers and that possibilities of expanding all other schools in the area had been examined. He highlighted that this was not a permanent expansion, but a partnership arrangement to provide flexible accommodation. There had been public meetings and a working group involving residents and ward councillors and they would continue to be involved.
7. The Planning Decisions Manager highlighted Condition 2 regarding time limited permission and that after this time the land must revert to its original use, and that procedures to deal with such sites of archaeological importance were also conditioned.
8. The unanimous support of the Committee for the recommendation.

AGREED that following referral of the application to the Secretary of State, the Head of Development Management / Planning Decisions Manager be authorised, in accordance with Regulation 3 of the Town and Country Planning (General Regulation) 1992, to grant consent, subject to the conditions set out in the report and additional condition below, for the reasons set out in the report and as amended above.

Additional Condition

"Within 1 month of commencement of development a package of proposed traffic mitigation measures including the provision of a CCTV traffic enforcement camera shall be submitted to the Local Planning Authority for approval. Such measures shall be designed to reduce the impact of vehicles being used for drop-off / pick up at the school, and when approved such measures shall be formally commissioned for phased implementation prior to the full occupation of the development hereby approved.

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Reason: In the interests of highway safety and the free-flow of traffic on neighbouring roads.”

751

P12-00245PLA - HOUNDSFIELD PRIMARY SCHOOL, RIPON ROAD, LONDON, N9 7RE

NOTED

1. Introduction by the Planning Decisions Manager.
2. An amendment to the recommendation that a reference to the relevant Government Office would be required.
3. Receipt of additional plans providing more detail and clarification on the proposals including increased size of the MUGA from 1184 sq.m to 1320 sq.m, increased size of hard surface play area from 500 sq.m to 615 sq.m, plus additional tree to be felled on southern boundary.
4. An additional condition in respect of traffic mitigation measures.
5. The reference to PPS1 at paragraph 6.8.2 to be deleted and replaced with NPPF 2012.
6. Amendments to the reasons for granting to reflect the introduction today of the new National Planning Policy Framework:
 - Reason 1: delete the reference to PPS2 and replace with NPPF 2012.
 - Reason 6: delete the reference to PPS9 and replace with NPPF 2012.
7. Members highlighted the advantages of a MUGA which could be used year round.
8. The support of the Committee for the recommendation, with one abstention.

AGREED that subject to the application being referred to the relevant Government Office and no objection being raised, the Head of Development Management or Planning Decisions Manager be authorised in accordance with Regulation 3 of the Town and Country Planning (General) Regulations 1992, to grant deemed planning permission subject to the conditions set out in the report and additional condition below, for the reasons set out in the report and amended above.

Additional Condition

“Within 1 month of commencement of development a package of proposed traffic mitigation measures shall be submitted to the Local Planning Authority for approval. Such measures shall be designed to reduce the impact of vehicles being used for drop-off / pick up at the school, and when approved

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such measures shall be formally commissioned for phased implementation prior to the full occupation of the development hereby approved.

Reason: In the interests of highway safety and the free-flow of traffic on neighbouring roads.”

752

P12-00254PLA - 12, KINGWELL ROAD, BARNET, EN4 0HY

NOTED

1. The application was reported to Committee for determination in the interests of transparency and good governance, as it had been submitted by Development Management's own Plan Drawing Service.
2. The unanimous support of the Committee for the recommendation.

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

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APPEAL INFORMATION

NOTED

1. The information on Town Planning application appeals received from 14/02/12 to 01/03/12, summarised in tables.
2. The percentage dismissed should read 90% rather than 89%.
3. Full details of each appeal were available on the departmental website.

754

SITE VISITS

NOTED

1. Councillor Hurer's proposal that a Member site visit be arranged in respect of application ref TP/11/1682 – 17 Eversley Crescent which was due to be considered at the next meeting of Planning Committee, to prevent any further delay in determining the application.
2. The Chairman also proposed that on the same occasion, Members also visit the nearby site in respect of application ref TP/11/1391 – 26, Eversley Crescent, which was also due to be considered at the next meeting of Planning Committee.

AGREED that a site visit to the above properties be arranged at 9.30am on Saturday 21 April 2012.

754.1 UPDATE ON TP/11/1348 - TRENT PARK, COCKFOSTERS ROAD, BARNET, EN4 0PS

NOTED

1. Further to the decision made by Planning Committee on 20/12/11, the predictive equality impact had been completed and it was confirmed there was no adverse impact on the visually impaired trail, and the decision notice had now been issued.
2. In response to Councillor McCannah, the Assistant Director, Planning and Environmental Protection agreed to attend the next meeting of the Cockfosters, Southgate and Highlands Area Forum.
3. Members requested that the website show a link to committee minutes when a decision notice was deferred.

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NATIONAL PLANNING POLICY FRAMEWORK - MEMBER BRIEFING

NOTED that the Head of Development Management would send a link to the new framework to all Planning Committee Members and arrange a pre-Committee briefing at 6.00pm on Tuesday 29 May in the Conference Room. Any other interested Members were also welcome to attend the briefing.

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PLANNING SERVICES PEER CHALLENGE VISIT

NOTED

1. For three days beginning Tuesday 24 April Enfield Council's Planning Service was hosting a visit by a Local Government Association peer challenge team.
2. The peer challenge would help Enfield's Planning Service assess its current achievements and identify what it did well and what it needed to improve.
3. The review team would gather information from a range of sources, including elected members. A pre-committee meeting had been arranged with all Planning Committee Members at 6.00pm on Tuesday 24 April in the Place Shaping Room.