

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 25 MARCH 2014**

COUNCILLORS

PRESENT Andreas Constantinides, Kate Anolue, Lee Chamberlain, Ingrid Cranfield, Dogan Delman, Christiana During, Ahmet Hasan, Ertan Hurer, Nneka Keazor, Derek Levy, Paul McCannah, Anne-Marie Pearce, Martin Prescott, George Savva MBE and Toby Simon

ABSENT

OFFICERS: Bob Griffiths (Assistant Director - Planning, Highways & Transportation), Andy Higham (Head of Development Management), Linda Dalton (Legal Services), Sharon Davidson (Planning Decisions Manager), Bob Ayton (Schools Organisation & Development) and Geoff Burrage (Transport Planning & Policy) Jane Creer (Secretary) and Koulla Panaretou (Secretary)

Also Attending: Approximately 25 members of the public, applicants, agents and their representatives, and observers
Dennis Stacey, Chairman – Conservation Advisory Group
Councillor Del Goddard, Cabinet Member for Business & Regeneration

886

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.

887

APOLOGIES FOR ABSENCE

There were no apologies for absence.

888

DECLARATION OF INTERESTS

NOTED

1. Councillor Prescott declared a non pecuniary interest in application P14-00394PLA– 45, Crothall Close, London, N13 4BN as the applicant was his next door neighbour.

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2. Councillor Savva declared a non pecuniary interest in applications P13-03397MMA and P13-03408MMA – Tottenham Hotspur Training Centre, Hotspur Way, Enfield, EN2 9AP as he was a Tottenham Hotspur FC season ticket holder.
3. Councillor Constantinides declared a non pecuniary interest in applications P13-03397MMA and P13-03408MMA – Tottenham Hotspur Training Centre, Hotspur Way, Enfield, EN2 9AP as he was a Tottenham Hotspur FC season ticket holder.
4. Councillor Hurer declared a non pecuniary interest in applications P13-03397MMA and P13-03408MMA – Tottenham Hotspur Training Centre, Hotspur Way, Enfield, EN2 9AP as he was a Tottenham Hotspur FC season ticket holder.

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

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REPORT OF THE ASSISTANT DIRECTOR, PLANNING, HIGHWAYS AND TRANSPORTATION (REPORT NO.228)

RECEIVED the report of the Assistant Director, Planning, Highways and Transportation (Report No.228).

891

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.

892

P13-01149PLA - LAND ADJACENT 1, DEEPDENE COURT, LONDON, N21 2NH

NOTED

1. The introduction by the Planning Decisions Manager, including:
 - a. Planning Committee on 17/12/13 deferred a decision to allow parking surveys to be undertaken and to allow further discussion with the applicant.
 - b. The development now proposed had been amended to reduce the number of units from 4 to 3; the design had been amended to install a hipped roof treatment with accommodation at lower ground floor, ground floor and first floor levels; and the eaves line and ridge height to respect the change in levels between this site and the adjacent plot.
 - c. The density of the development had reduced from 340hrph to 270hrph.

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- d. The impact of additional on street parking had been looked at in conjunction with the parking survey undertaken on 28/2/14 between 8:00 and 9:00 am. The results confirmed that on street spaces were available throughout the peak am period of arrivals and departures for the school, and although the road was narrow two way vehicle movement was still possible. The development would generate some additional vehicle movement and therefore a contribution towards the implementation of two wheel footway parking could be considered. However, this must be considered in the context of the overall contributions that the development could viably afford.
2. The deputation of Ms Gill Beadle, local resident, including the following points:
- a. More residents would have attended this evening, but for a clash with another local meeting.
 - b. The proposals were an improvement, but the building line and its relationship to Carrington Court remained a concern and it was feared that a precedent would be set.
 - c. The metal roof would not be in keeping. Tiles would be better.
 - d. Parking provision did seem inadequate.
 - e. Concerns in respect of previous road subsidence in the vicinity which had caused Green Dragon Lane to be closed for repair. If this development resulted in problems it would be unfair for taxpayers to have to fund repairs.
 - f. The owner of 1 Deepdene Court remained concerned that his access would be blocked.
3. The response of Mr Phil Waind, Waind Gohil Architects, the agent on behalf of the applicant, including the following points:
- a. The design had been significantly amended, including the upper ground floor being pushed back 1.8m from the pavement line.
 - b. Brick and render would match adjacent buildings, and he would be happy to accept a condition requiring roof tiles and could alter the metal roof if needed.
 - c. Building Control would check the methods, but the structure would not lead to road subsidence.
 - d. Easement issues and maintenance of access had been fully discussed.
4. Officers' clarification that Condition 2 required submission of details of finishing materials. Access for the flat was a civil matter, although the scheme did make provision.
5. Members' debate and questions responded to by officers, including:
- a. Confirmation that a condition could be added in respect of arrangements for access to the garden.
 - b. The S106 agreement would require replacement of the street tree.
 - c. Confirmation of the relationship with 1 and 2 Deepdene Court.
 - d. Yellow lines were requested to protect the junction of Deepdene / Green Dragon Lane, to be covered in the S106 agreement.
6. The unanimous support of the Committee for the officers' recommendation.

AGREED that subject to the completion of a S106 Agreement, the Planning Decisions Manager / Head of Development Management be authorised to grant planning permission subject to the conditions set out in the report and subject to amendment to finishing materials to require tile roof consistent with existing properties in the road (to be addressed through the submission of details pursuant to condition 2) and additional condition below, for the reasons set out in the report.

Additional Condition

That prior to the commencement of development details of access arrangements for future residents and existing adjoining residents, from the public footway to the rear of the site and existing and proposed points of access to both the proposed and existing dwellings shall be submitted to and approved in writing by the Local Planning Authority. The access arrangements shall be provided in accordance with the approved details.

Reason: To safeguard the amenities of adjoining occupiers and ensure their existing access arrangements are not prejudiced.

893

**P13-03408MMA - TOTTENHAM HOTSPUR TRAINING CENTRE,
HOTSPUR WAY, ENFIELD, EN2 9AP**

NOTED

1. The introduction by the Planning Decisions Manager, confirming that a Member site visit had taken place.
2. Since the previous meeting, receipt of one additional letter of objection raising the following points:
 - a. The National Planning Policy Framework confirms that the fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open and that the essential characteristics of Green Belts are their openness and their permanence.
 - b. In 2008 the then Planning Committee allowed the application to build a football training site on Green Belt. In February 2013 the Planning Committee agreed an application for further paths and roads and a helicopter pad. In October 2013 it agreed an application for formalisation of existing parking for 147 cars and creation of a further 128 spaces. This year, two further applications had been submitted, for changes to lighting and for a 500 seater stand. If these applications are agreed, what application will be made next year?
 - c. It is disingenuous to say that the football club considered playing at the QEII stadium as it is leased to another football team and it does not have a 500 seater stand either.
 - d. The reasons for allowing the application relate to harm to the reputation of the football club. Is the reputation of a football team any concern of a Planning Committee?
 - e. We are in London not the Grampians. There are lots of football grounds in London.

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- f. Forbes website says Spurs is worth \$520 million with revenue of \$226 million. £300,000 is therefore a drop in the ocean, which Spurs can afford to cover.
 - g. This is the Planning Committee that in one evening last year allowed three separate applications to build on Enfield's Metropolitan Open Land and an application to build houses on the Green Belt. Does our Planning Committee ever say no to any application to build over our Green Belt and Metropolitan Open Land?
3. Information received from the agents acting on behalf of Tottenham Hotspur FC in response to some of the questions raised at the last meeting, including:
- a. Between 1 July 2010 – 28 February 2014 (3 years and 7 months), the Club had delivered a total of 23,132 hours of approved community based activities. This equates to 33% of the total allocation of up to 70,000 coaching hours to be delivered over the 10 year period (up to 1 July 2020).
 - b. Based on current programming approximately 28,000 hours will have been completed by the end of July 2014.
 - c. In addition to those activities delivered through the S106 Agreement, the Club had provided Academy coaching for local schools and local clubs at the Training Centre since it became operational in September 2012.
 - d. Local schools that have trained at the Training Centre include: Capel Manor, Cardinal Vaughan, Highlands, St Clement Danes, Enfield Grammar, Turnford, Arnold Academy, St Matthews CoE and Honilands.
 - e. Local clubs that have trained at the Training Centre include: Cheshunt League Rep Sides, Buckhurst Hill, Letchworth Garden City, Cockfosters FC, Ridgeway Rovers, Hackney Downs FC, Kentish Town FC, 8 Ash Youth, Whetstone Wanderers, and Hornchurch Youth.
 - f. A total of 218 hours of Academy coaching for the Development Centres Programme took place at the Training Centre during the 2012/13 season, and so far this season (2013/14) 247 hours of Academy coaching has taken place.
3. Members' debate and questions responded to by officers, including:
- a. Comments that the site visit had been very useful to Members and had served to allay their concerns. It had been particularly beneficial to see the location of the proposed stand, and the distance from residential properties.
 - b. Praise for the care with which the Club looked after the area, and for the activities which were clearly being enjoyed by children at the facility.
 - c. Concerns at the time of the original application for the training centre were understandable, but objections raised in this case had been addressed.
 - d. The potential for sound to be projected from the stand was questioned. Officers considered that materials were satisfactory, and conditions would ensure that what was proposed would be implemented accordingly.
4. If minded to approve the application, request that the recommendation was amended to enable officers to continue discussions with the applicant as to whether a Deed of Variation is necessary.

5. 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, and with officers to examine the need for a Deed of Variation to existing S106 Agreement and clear through Chair and Opposition Lead, for the reasons set out in the report.

894

P13-03397MMA - TOTTENHAM HOTSPUR TRAINING CENTRE, HOTSPUR WAY, ENFIELD, EN2 9AP

NOTED

1. The introduction by the Planning Decisions Manager, clarifying the proposals.
2. In addition to the comments already reported at the last meeting in relation to Green Belt matters, one additional comment relevant to this application received in relation to light pollution.
3. The proposed deputation was withdrawn by the depute.
4. If minded to approve the application, request that the recommendation was amended to enable officers to continue discussions with the applicant as to whether a Deed of Variation is necessary.
5. 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, and with officers to examine the need for a Deed of Variation to existing S106 Agreement and clear through Chair and Opposition Lead, for the reasons set out in the report.

895

P12-02858PLA - 1-5 LYNTON COURT, 80-98 BOWES ROAD, PUBLIC OPEN SPACE ADJACENT TO 80 BOWES ROAD (SITE 6A, B, C BOWES ROAD), LONDON, N13 4NP

NOTED

1. The introduction by the Planning Decisions Manager, clarifying the proposals, including:
 - a. Planning Committee on 24/9/13 resolved to grant planning permission for the redevelopment of this site to provide 88 units subject to the completion of a legal agreement. Negotiations on the completion of this agreement continued and in the interim, the applicant had refined the scheme leading to a number of amendments. Given that the planning application was not formally determined, the application was reported back to Committee to consider these amendments without the need for a new and separate planning application.

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- b. The amendments proposed stemmed from a general requirement to realign the development in a north westerly direction, which necessitated some reconfiguration of the internal layout and mix, and also resulted in a reduction in the number of residential units from 88 to 87.
 - c. The amendments were summarised at para 2.5 – 2.7 of the report.
 - d. Changes to the wording of conditions following the receipt of additional information were also proposed.
2. The application site red line boundary had been updated by the applicant to specifically incorporate the road access off the North Circular Road in order that the upgrade to adoptable standards as required could be achieved.
 3. Confirmation that Housing had not raised objections to the amended mix of housing nor the substitution of the 3 bed wheelchair unit to a 1 bed unit to enable the provision of parking spaces.
 4. Traffic and Transportation had not objected to the reduced level of parking, stating that this falls within the median point of the London Plan maximum recommended standards. Matters relating to cycle parking, refuse storage / collection, construction management plan, access improvements, lighting, levels, parking management and electric car charging points should be secured by planning condition as previously recommended. S106 obligations had also been recommended that would secure provision and operation of a car club, travel plan and monitoring costs, restriction of resident car parking permits, and contributions towards improvements of public rights of way and promoting sustainable modes of travel.
 5. Transport for London had not provided comments.
 6. Receipt of 25 further letters of objection, raising the following concerns:
 - Proposals are too dense;
 - Proposed density would result in more crime;
 - Increased car congestion in an already congested area;
 - 60% car parking provision was inadequate;
 - Public were unanimous in rejecting proposals at 28/2/13 meeting;
 - Proposals (architecture) are not in keeping with the area;
 - Local distinctiveness will be lost through re-development;
 - Increase in risk to safety at access junction onto A406;
 - Pedestrian access to local shops and services poorly planned;
 - Existing sewage, water and electrical infrastructure old and inadequate;
 - Strain on local access to GP services, dentist, hospital and schools;
 - Wildlife will be adversely affected;
 - TV signals will be compromised by height of buildings;
 - No justification for back land development;
 - Increased parking in Westminster Drive and Broomfield Road;
 - Unsightly electricity substation in view of Broomfield Road residents.
 7. The support of the majority of the Committee for the officers' recommendation: 14 votes for and 1 abstention.

AGREED that subject to the completion of a S106 Agreement, the Planning Decisions Manager / Head of Development Management be authorised to grant planning permission subject to the conditions set out in the report, for the reasons set out in the report.

896

P12-02859PLA - 102-118 AND REAR OF 120-138 (KNOWN AS SITE 6D), BOWES ROAD, LONDON, N13 4NP

NOTED

1. The introduction by the Planning Decisions Manager, clarifying the proposals, including:
 - a. Planning Committee on 24/9/13 resolved to grant planning permission for the redevelopment of this site to provide 35 units subject to the completion of a legal agreement. Negotiations on the completion of this agreement continued and in the interim, the applicant had refined the scheme leading to a number of amendments. Given that the planning application was not formally determined, the application was reported back to Committee to consider these amendments without the need for a new and separate planning application.
 - b. The amendments proposed involved reconfiguration of the internal layout and mix, and also resulted in a reduction in the number of residential units from 35 to 33.
 - c. The amendments were summarised at para 2.4 of the report.
 - d. There was no change to parking for this scheme.
2. Confirmation that Housing had not raised objections to the reduction in total housing provision nor the amended mix of housing.
3. Traffic and Transportation had not objected to the amended scheme layout, cycle and refuse provision and location. The conditions previously agreed remained relevant. A S106 should also secure obligations relating to car club provision and operation, travel plan and monitoring costs, car parking management plan, restriction of resident car parking permits, and an S/278 to secure delivery of highway improvements.
4. Transport for London had not provided comments.
5. Receipt of 1 further letter of objection, raising the following concerns:
 - Scale of development is visually overwhelming;
 - Architecture out of keeping;
 - Development would destroy large mature trees and wildlife;
 - Inadequate parking provision;
 - Pedestrian access is poorly planned;
 - Back land development;
 - Population of site is set to rise by about 300%.
6. The support of the majority of the Committee for the officers' recommendation: 14 votes for and 1 abstention.

AGREED that subject to the signing of the S106 Agreement, the Head of Development Management / Planning Decisions Manager be authorised to grant planning permission subject to the conditions set out in the report, for the reasons set out in the report.

897

P13-00278PLA - GUY LODGE FARM, WHITEWEBBS LANE, ENFIELD, EN2 9HJ

NOTED

1. The introduction by the Planning Decisions Manager, including:
 - a. The bund would be formed from waste material imported to the site: the material would be inert and the Environment Agency had confirmed that a permit would be required from them and they would be the enforcing agency regarding the quality of the material imported to the site.
 - b. Planning permission had been granted for a similar bund to the east.
 - c. No trees would be removed but additional trees would be planted on the bund. Use of the land for agricultural purposes would continue.
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, for the reasons set out in the report.

898

P13-03212PLA - FORMER COUNCIL CAR PARK, CECIL ROAD, ENFIELD, EN2 6TJ

NOTED

1. The introduction by the Planning Decisions Manager, describing the site, location, and proposals. A key issue regarding the mix and provision of affordable housing was highlighted, having been the subject of negotiations involving the Council's independent viability consultant: an overage clause would be inserted into the legal agreement to reflect an increase in actual sale values above the assumption used in the modelling.
2. Friends of Town Park had raised concerns about the new access to Town Park. Officers confirmed that gates were shown at the park end of the pathway. They also raised concern for safety of pedestrians trying to access the park through the Cecil Road entrance.
3. Conservation Advisory Group had reviewed the revised plans and sample bricks and had made recommendations. The Group urged careful positioning of detailed issues such as gas flue outlets, downpipes, etc.
4. Condition 2 to be further tightened to explicitly require the provision of a sample panel on site showing pointing before works commenced on site.

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5. The statement of Dennis Stacey, Chairman, Conservation Advisory Group (CAG), noting the co-operation of the developer, and highlighting the importance of the treatment of the top floor, and the brick, colour, mortar and bond. Within two months of any approval, CAG requested to see the chosen brick constructed in a sample panel.
6. Members' debate and questions responded to by officers, including the following:
 - a. Confirmation that the junction would work whether Cecil Road was one-way or two-way for traffic.
 - b. Confirmation that officers were satisfied with the development's relationship with the church and street scene.
 - c. Confirmation that future residents would not be eligible for parking permits.
 - d. Proposals for the alleyway to the Town Park were acceptable in secure by design terms: it would be overlooked by a lot of residences.
7. The support of the majority of the Committee for the officers' recommendation: 14 votes for and 1 against.

AGREED that subject to the satisfactory resolution of discussions on the provision of affordable housing and to the completion of a S106 to provide for the contributions set out in the report, the Head of Development Management / Planning Decisions Manager be authorised to grant planning permission subject to the conditions set out in the report and revised condition below, for the reasons set out in the report.

Revised condition on materials/detailing

No development unless otherwise agreed, shall commence until details of all external finishing materials including the materials to be used for external surfaces of the building and other hard surfaced areas together with an agreed brick bond have been submitted to and approved in writing by the Local Planning Authority. These details shall include cross sections and fenestration details as well as details of the position and design of extract flues and vents drawn to a scale of 1:20. The development shall be constructed in accordance with the approved details. These materials shall be used within the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to safeguard the character and appearance of this part of the Enfield Town Conservation Area.

Details of an agreed bond for all brickwork elements of the building shall be submitted to and approved by the Local Planning Authority. A sample panel detailing the brick, the agreed brick bond and mortar, stonework and render to ensure colours and finish are appropriate, shall also be prepared and available on site for inspection within 2 months of the date of this notice. The development shall be constructed in accordance with the approved details before it is occupied.

Reason: In order to safeguard the character and appearance of this part of the Enfield Town Conservation Area.

Post Meeting Note

The viability appraisal has concluded and 6 affordable rent units are to be provided on site (1 x 1 bed, 2 x 2 bed and 3 x 3 bed) with an overage clause included within the S106 to secure additional in lieu payments towards off site affordable housing in the event that values achieved exceed those set out to date.

899

P13-03673LBE - 24 RESERVOIR ROAD, LONDON, N14 4BG

NOTED

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

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

900

P14-00048PLA - EVER READY HOUSE, 93 BURLEIGH GARDENS, LONDON, N14 5AJ

NOTED

1. The introduction by the Planning Decisions Manager, clarifying the proposals. The development as proposed was considered unacceptable in a number of respects and these were set out in the reasons for refusal on pages 345 and 346 of the report.
2. The unanimous support of the Committee for the officers' recommendation.

AGREED that planning permission be refused, for the reasons set out in the report.

901

P14-00259LBE - EDMONTON LOWER SCHOOL, LITTLE BURY STREET, LONDON, N9 9JZ

NOTED

1. The introduction by the Planning Decisions Manager, clarifying the proposals, and the reason for this addition.

2. The unanimous support of the Committee for the officers' recommendation.

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

902

P14-00394PLA - 45 CROTHALL CLOSE, LONDON, N13 4BN

NOTED

1. The introduction by the Planning Decisions Manager, 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, for the reasons set out in the report.

903

P14-00425PLA - 4 BROOKFIELD ROAD, LONDON, N9 0DN

NOTED

1. The introduction by the Planning Decisions Manager, 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, for the reasons set out in the report.

904

APPEAL INFORMATION

NOTED the update received from the Head of Development Management.

905

BOB AYTON RETIREMENT

NOTED that this was the last Planning Committee meeting which Bob Ayton would attend on behalf of Schools and Children's Services before his retirement. The Chairman and committee wished to record their thanks for his support and contribution to the committee. Bob Ayton expressed his thanks to present and past members and Planning officer colleagues.