

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 21 OCTOBER 2014**

COUNCILLORS

PRESENT Abdul Abdullahi, Lee Chamberlain, Dogan Delman, Christiana During, Christine Hamilton, Ahmet Hasan, Suna Hurman, Derek Levy, Andy Milne, Anne-Marie Pearce, 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) and David B Taylor (Transportation Planning) Jane Creer (Secretary)

Also Attending: Approximately 12 members of the public, applicants, agents and their representatives
Dennis Stacey, Chairman – Conservation Advisory Group
Councillor Michael Lavender (ward councillor)

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WELCOME AND APOLOGIES FOR ABSENCE

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

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DECLARATION OF INTERESTS

NOTED

1. There were no declarations of interest.
2. In respect of application ref 14/02821/FUL, Councillor Pearce had advised neighbouring residents about the planning process and viewed the site, but not entered dialogue, and came to the meeting with an open mind.

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MINUTES OF THE PLANNING COMMITTEE 23 SEPTEMBER 2014

AGREED the minutes of the Planning Committee meeting held on Tuesday 23 September 2014 as a correct record.

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**REPORT OF THE ASSISTANT DIRECTOR, PLANNING, HIGHWAYS AND
TRANSPORTATION (REPORT NO.100)**

RECEIVED the report of the Assistant Director, Planning, Highways and Transportation (Report No.100).

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P13-03229PLA - EVERLAST HOUSE, 1 CRANBROOK LANE, LONDON, N11 1PF

NOTED

1. Introduction by the Planning Decisions Manager.
2. Following a debate the officers' recommendation was unanimously approved.

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

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P14-02066PLA - PONDER'S END INDUSTRIAL ESTATE, EAST DUCK LEES LANE, ENFIELD, EN3 7SP

NOTED

1. Introduction by the Planning Decisions Manager.
2. Updates since publication of the officers' report.
3. Amendment to the recommendation.
4. A revised list of conditions had been circulated to members today. An additional condition was also recommended that will require the submission of access road and junction details for all internal estate roads for each phase of the development.
5. The deputation of Mr Roy Cook on behalf of Pointbid plc, owner of the adjoining site at 102 East Duck Lees Lane.
6. The response of Ms Caroline Dawson on behalf of Planning Potential Ltd, agent for the applicant.
7. Members expressed concern about the issues that officers had identified in the report relating to access to neighbouring sites and design/scale of buildings and asked that if the reserved matters come forward and they do not satisfactorily address these issues then the applications must be referred back to Planning Committee for consideration.
8. Following a debate, the officers' recommendation was unanimously approved.

AGREED that subject to the completion of a S106 Agreement to secure the following obligations, and the resolution of the outstanding sustainability matters, that the Head of Development Management / the Planning Decisions Manager be authorised to grant planning permission subject to the revised conditions circulated and the additional condition below.

For clarity the Section 106 Agreement obligations are as follows:

- The provision of a riverside walk along the western banks of the Navigation to enhance pedestrian access to the employment area and to provide an amenity for those who work in the area. The obligation would require: the construction of the riverside walk for public use (but not dedicated as highway) and to be not less than 8m in width from the top edge of the riverbank; provision of landscaping and ancillary features such as litter bins, benches, signage; any remedial work to the riverbank as a result of the provision of the riverside walk; the riverside walk and landscaping to be maintained in perpetuity at the applicant/owner's expense, in accordance with details to be agreed with the LPA.
- A financial contribution, the level of which is to be agreed with the applicant, to the delivery of a new pedestrian bridge over the River Lee.
- An employment and skills strategy.
- Securing the principles and the delivery mechanism of mitigations to highway network at Jeffreys Road / Mollison Avenue, East Duck Lees Lane / Mollison Avenue, Northampton Road / East Duck Lees Lane and associated changes to parking restrictions via a Section 278 Agreement (under the Highways Act 1980).
- A scheme for the public adoption via a Section 38 Agreement (under the Highways Act 1980) of the access route into the site to the north in order to provide the opportunity for vehicles to turn at the end of the publicly adopted highway.
- Details of safeguarded routes for future DEN connection (the precise wording of which to be agreed with the applicant).

Additional Condition

Each phase of the development shall not commence until details of vehicle, cycle and pedestrian access to that phase have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details prior to occupation of any part of the development within the relevant phase.

Reason: In order to ensure that each part of the development is provided with appropriate access.

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14/02747/HOU - 2 PARKLANDS CLOSE, BARNET, EN4 0AB

NOTED

1. Introduction by the Planning Decisions Manager.
2. The deputation of Mr John Overs, neighbouring resident.
3. The statement of Councillor Michael Lavender, Cockfosters Ward Councillor.
4. The response of Mr Tim Palmer, Director, Turquoise Noise Ltd, agent for the applicant.
5. Advice of the Planning Decisions Manager in respect of issues raised.
6. Apologies that plans were omitted from the agenda pack, but drawings were projected on screen.

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7. Following a debate, a vote was taken and the officers' recommendation was supported by a majority of the committee: 7 votes for and 4 against and 1 abstention.

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

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14/02821/FUL - 21 ARBOUR ROAD, ENFIELD, EN3 7TX

NOTED that a decision was deferred to a future meeting of the Planning Committee to enable outstanding issues to be resolved.

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14/02806/OUT - STONEHILL ESTATE, SILVERMERE DRIVE, N18 3QH

NOTED

1. The three applications relating to Stonehill Estate were discussed simultaneously but voted on separately.
2. Introduction by the Head of Development Management.
3. Updates since publication of the officers' report.
4. Environment Agency had stated that their objections remain and should be reflected as a reason for refusal on each application. It had acknowledged the additional information provided by the applicants in response to the outstanding issues and stated that it will provide further advice once the evaluation has been completed. Until the Environment Agency confirm this additional information is acceptable, it was proposed to retain the reasons for refusal.
5. In respect of sustainability, the applicant has committed to incorporate safeguarded routes for the Lee Valley DEN and will provide the necessary infrastructure. It expects this to be secured by S106. Reason 5 to be deleted.
6. Following a debate, a vote was taken and the officers' recommendation was supported by a majority of the committee: 9 votes for, 1 against and 2 abstentions.

AGREED that planning permission be refused for the reasons set out in the report as amended above.

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14/02807/FUL - UNIT 2, 3A & 3B STONEHILL BUSINESS PARK, SILVERMERE DRIVE, N18 3QH

NOTED that the officers' recommendation was supported by a majority of the committee: 9 votes for, 1 against and 2 abstentions.

AGREED that planning permission be refused for the reasons set out in the report as amended above.

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**14/02808/FUL - STONEHILL ESTATE, THE TRIANGLE SITE,
SILVERMERE DRIVE, N18 3QB**

NOTED that the officers' recommendation was supported by a majority of the committee: 9 votes for, 1 against and 2 abstentions.

AGREED that planning permission be refused for the reasons set out in the report as amended above.

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APPEAL INFORMATION

NOTED that Appeal information would be circulated to Members.