

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 27 JANUARY 2015**

COUNCILLORS

PRESENT Lee Chamberlain, Dogan Delman, Christiana Daring, Ahmet Hasan, Suna Hurman, Jansev Jemal, Derek Levy, Andy Milne, Anne-Marie Pearce, George Savva MBE and Toby Simon

ABSENT Abdul Abdullahi

OFFICERS: Bob Griffiths (Assistant Director - Planning, Highways & Transportation), Andy Higham (Head of Development Management), Sharon Davidson (Planning Decisions Manager), Sean Newton (Planning Officer), David B Taylor (Transportation Planning) and Izabella Grogan (Legal Services) Jane Creer (Secretary)

Also Attending: Approximately 40 members of the public, applicants, agents and their representatives
Dennis Stacey, Chairman – Conservation Advisory Group

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WELCOME AND APOLOGIES FOR ABSENCE

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

Apologies for absence were received from Councillor Abdullahi and apologies for lateness from Councillor Jemal.

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DECLARATION OF INTERESTS

NOTED

1. Councillor Milne declared a disclosable pecuniary interest in application ref 14/04218/HOU 46 Old Park Ridings, London, N21 2ES, as he was the applicant, and he left the room and took no part in the discussion or vote on the matter.
2. Councillor Savva stated that he was a Tottenham Hotspur FC season ticket holder and Councillor Jemal stated that her father was also a season ticket holder, but that they would consider application ref 14/03915/FUL Myddelton Farm, Bulls Cross, Enfield, EN2 9HE with an open mind and on planning merits.

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MINUTES OF THE PLANNING COMMITTEE 18 NOVEMBER 2014

AGREED the minutes of the Planning Committee meeting held on 18 November 2014 as a correct record.

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MINUTES OF THE PLANNING COMMITTEE 16 DECEMBER 2014

AGREED the minutes of the Planning Committee meeting held on 16 December 2014 as a correct record.

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REPORT OF THE ASSISTANT DIRECTOR, PLANNING, HIGHWAYS AND TRANSPORTATION (REPORT NO. 153)

RECEIVED the report of the Assistant Director, Planning, Highways and Transportation (Report No.153).

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ORDER OF AGENDA

AGREED that the order of the agenda be varied to accommodate members of the public in attendance at the meeting and councillors' presence. The minutes follow the order of the meeting.

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14/04237/FUL - UNITS A TO B, REGENTS AVENUE, LONDON, N13 5UR

NOTED

1. Introduction by the Planning Decisions Manager.
2. An additional condition regarding contamination assessment, as referred to in para 6.5.1 of the report.
3. Members' discussion and request for a condition to limit the number of buses on the site.
4. Following a debate, the officers' recommendation including the two additional conditions was unanimously approved.

AGREED that the planning application be granted permission, subject to the conditions set out in the report and additional conditions below.

Additional Conditions

The development shall not commence until a scheme to deal with the contamination of the site including an investigation and assessment of the extent of contamination and the measures to be taken to avoid risk to health and the environment has been submitted to and approved in writing by the Local Planning Authority. Remediation shall be carried out in accordance with the approved scheme and the Local Planning Authority provided with a written

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warranty by the appointed specialist to confirm implementation prior to the commencement of development.

Reason: To avoid risk to public health and the environment.

That no more than a total of 75 buses shall be parked or stored at any one time on the land outlined in red on drawing number xxxx forming part of this application.

Reason: In the interests of the safety and free flow of traffic on the adjoining highways.

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14/04205/FUL - PUBLIC OPEN SPACE, LADYSMITH ROAD, LONDON, N18 2QR

NOTED

1. Councillor Jemal arrived at the meeting at this point.
2. Introduction by the Planning Decisions Manager, highlighting the three key matters for consideration: the need for the school; the site selection process and the availability of sites to meet the educational need; and the proposals for the reprovision of open space, both immediately and as part of the wider regeneration proposals for the area.
3. Receipt of five additional objections, summarised by the officer.
4. The National Grid had confirmed that they wished to revoke the Hazardous Substances Consent for the Tottenham and Leaside Holder sites, therefore addressing the observations made by the Health and Safety Executive. They also confirmed that the pressure reduction equipment that remained on site did not require a HAZ consent.
5. Amendment to Condition 39 to read:
"The proposed MUGA shall not be open for use beyond the hours of 2200 hours on Mondays to Fridays, 1800 hours on Saturdays and 1600 hours on Sundays and Bank Holidays."
Reason: To safeguard the amenities of the occupiers of nearby residential properties.
6. The deputation of Dr Alf Linney as spokesperson for REACT local community organisation.
7. The response of Mr Rob Hannan on behalf of the London Community Learning Trust, the applicant.
8. Members' discussion and questions responded to by officers.
9. Following a debate, the officers' recommendation was supported by a majority of the Committee: 8 votes for, 0 against and 3 abstentions.

AGREED that subject to the satisfactory completion of a Section 106 Agreement, the Head of Development Management / Planning Decisions Manager be authorised to grant planning permission, subject to the conditions set out in the report and amended condition above.

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14/03915/FUL - MYDDELTON FARM, BULLS CROSS, ENFIELD, EN2 9HE

NOTED

1. Introduction by the Planning Case Officer, highlighting the key issues for consideration and the key relevant policies, with particular emphasis on heritage asset and Green Belt considerations.
2. Showing of a short video provided by the applicants, illustrating alternative locations for the same quantum of development as being provided on Myddelton Farm, to demonstrate why the proposed accommodation could not be located on the existing Training Centre site.
3. The OS-extract in the agenda pack was incorrect as it used an out of date map. A corrected version had been circulated to Members and a copy was before Members. (Appended to minutes.)
4. A list of the full wording of proposed conditions had been circulated to Members in advance of the meeting and a copy was before Members. (Appended to minutes.)
5. Members had made a site visit on 24 January. Distancing to the residential properties fronting Bulls Cross was demonstrated to Members at the site visit through a series of yellow stakes in the ground to mark out the crescent building.
6. Amendment to the wording of the recommendation which should read "...the Planning Decisions Manager be authorised to GRANT planning permission subject to conditions and subject to the completion of a s106 Agreement".
7. The deputation of Mr Ivan Minter, neighbouring resident.
8. The statement of Mr Dennis Stacey, Chair, Conservation Advisory Group.
9. The response of Mr Richard Serra, Director, Quod, the agent.
10. Officers' advice on points raised.
11. Members' discussion and questions responded to by officers.
12. Following a debate, the officers' recommendation was supported by a majority of the Committee: 8 votes for and 3 against.

AGREED that following referral to the Mayor of London and no objections being raised, as well as referral to the Secretary of State and no objections being raised, and subject to the completion of the S106 Agreement, the Head of Development Management or the Planning Decisions Manager be authorised to grant planning permission, subject to the conditions set out in the list attached.

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14/04324/HOU - 15 SELBORNE ROAD, LONDON, N14 7DD

NOTED

1. Introduction by the Planning Decisions Manager, illustrated by photographs taken from the adjoining property no.17 Selborne Road, and highlighting material considerations.

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2. Receipt of a further representation in objection to the application from the occupier of no.17 Selborne Road, circulated to Members by email and a copy was before Members.
3. Members' discussion and questions responded to by officers.
4. A proposal that a decision be deferred to allow Members to make a site visit was not supported by a majority of the Committee.
5. Following a debate, the officers' recommendation was supported by a majority of the Committee: five votes for, two against and four abstentions.

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

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14/04218/HOU - 46 OLD PARK RIDINGS, LONDON, N21 2ES

NOTED

1. Having declared his interest, Councillor Milne left the room and took no part in the debate or vote on the application.
2. Introduction by the Planning Decisions Manager.
3. The officers' recommendation was unanimously approved.

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