

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON THURSDAY, 12 MARCH 2015**

COUNCILLORS

PRESENT Abdul Abdullahi, Lee Chamberlain, Dogan Delman, Christiana During, Ahmet Hasan, Derek Levy, Andy Milne, Anne-Marie Pearce, George Savva MBE and Toby Simon

ABSENT Jansev Jemal

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

Also Attending: Approximately 50 members of the public, applicant and agent representatives, councillors and MP
Dennis Stacey, Chairman – Conservation Advisory Group

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WELCOME AND APOLOGIES FOR ABSENCE

NOTED

1. Councillor Simon, Chair, welcomed everyone in attendance and explained the procedure and order of the meeting.
2. Councillor Chamberlain expressed concern about the acceptance of a late deputation request. The Chair confirmed that this had been considered with the Council's Monitoring Officer and committee legal adviser and it was agreed that was a proper decision for him to make.
3. Apologies for absence were received from Councillor Jemal in view of her disclosable pecuniary interest in the application.

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DECLARATION OF INTERESTS

NOTED that Councillor Pearce advised that she was a member of the Health Scrutiny Standing Workstream and had been at meetings where the hospital was discussed, but she would consider the application without prejudice.

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MINUTES OF THE PLANNING COMMITTEE 4 FEBRUARY 2015

AGREED the minutes of the Planning Committee meeting held on 4 February 2015 as a correct record.

NOTED that the minutes of the Planning Committee meeting held on 27 January 2015 were signed by the Chair following completion of Minute 365.

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REPORT OF THE ASSISTANT DIRECTOR, PLANNING, HIGHWAYS AND TRANSPORTATION (REPORT NO. 198)

RECEIVED the report of the Assistant Director, Planning, Highways and Transportation.

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14/04574/OUT - CHASE FARM HOSPITAL, THE RIDGEWAY, ENFIELD, EN2 6JL

NOTED

1. Introduction by the Planning Decisions Manager, highlighting the key issues for Members' consideration, and confirming that the application had been the subject of extensive public consultation; a Planning Panel was held on 7 January 2015, and a Member site visit on 24 January 2015. The application had also been referred to the Greater London Authority.
2. An update on the S106 Agreement, that discussions were on-going and a draft agreement had yet to be prepared. The report identified the key issues that will be covered in the S106 Agreement. In addition, the following items would need to be addressed:
 - a. Confirmation of land acquisition (school site)
 - b. School delivery
 - c. Junction works
 - d. Controlled crossing
 - e. Enhanced parking enforcement
 - f. Parking permit restrictions for future residents
 - g. Retention of Clock Tower block
3. Conditions were summarised in the report. Additional conditions would also be required to cover:
 - a. Secured by Design
 - b. Details of sound insulation
 - c. Lifetime Homes
 - d. Condition survey and heritage statement (Clock Tower)
 - e. Demolition statement (Clock Tower)
 - f. Schedule of works (Clock Tower)
 - g. Detail of works (Clock Tower)
 - h. Retained features / works to make good (Clock Tower)
 - i. Minimum residential space standards
 - j. Reinstatement of Green Belt land

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4. The description of development to be amended to reflect the amendment to the access to the school, which would be entered from Hunters Way, rather than Shooters Road.
5. A revised plan had been received supporting the above change.
6. Receipt of 24 further representations: 15 in support of the application and 9 objecting, raising issues already identified.
7. The Further Alterations to the London Plan had now been adopted. The policies contained therein had been considered as part of this application and did not change the recommendation put forward.
8. The deputation of Mr David Flint of Enfield Green Party.
9. The deputation of Mr Dickie Smart, Ridge Crest resident.
10. The statement of Ms Joan Ryan, Labour Parliamentary Candidate for Enfield North.
11. The statement of Councillor Glynis Vince, Highlands Ward Councillor.
12. The statement of Mr Nick de Bois MP, Member of Parliament for Enfield North.
13. The responses of Mr David Sloman, Chief Executive of the Royal Free London NHS Foundation Trust, and Mr Steve Powis, Medical Director of the Royal Free London NHS Foundation Trust, on behalf of the applicant.
14. The statement of Mr Dennis Stacey on behalf of the Conservation Advisory Group.
15. The Head of Traffic & Transportation's responses to points raised regarding highways issues.
16. Members' discussion and questions responded to by officers, noting:
 - a. A condition to be added to require an updated transport assessment 6 months after occupation of the development to monitor the traffic generated by the development and the need for additional mitigations.
 - b. Investigation of the scope for increasing the level of affordable housing if additional external funding could be secured and overall viability not compromised.
 - c. Options to be considered for the retention of other buildings of interest at the Ridgeway entrance to the site, and to ensure an appropriate setting was retained for the Clock Tower building.
 - d. Reserved matters applications for substantive phases of development would be reported to Planning Committee.
 - e. An informative to be attached to the decision notice addressing particular issues raised at Committee.

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17. Following a debate, the officers' recommendation, including the additional conditions, was unanimously approved.

AGREED that, subject to referral to the Greater London Authority, and the completion of a 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 and additional conditions set out above.

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MINUTES OF THE PLANNING PANEL - CHASE FARM HOSPITAL SITE

RECEIVED the minutes of the Chase Farm Planning Panel held on 7 January 2015 appended to the officers' report for information.