

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 28 APRIL 2015**

COUNCILLORS

PRESENT Toby Simon (Chair), Abdul Abdullahi, Lee Chamberlain, Dogan Delman, Christiana During, Ahmet Hasan, Jansev Jemal, 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), Sharon Davidson (Planning Decisions Manager), David B Taylor (Transportation Planning) and Paula Harvey (Legal Services) Jane Creer (Secretary) and Metin Halil (Secretary)

Also Attending: Approximately 22 members of the public, applicant and agent representatives
Councillor Michael Lavender, Cockfosters Ward Councillor Dennis Stacey, Chairman – Conservation Advisory Group

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WELCOME AND APOLOGIES FOR ABSENCE

Councillor Simon, Chair, welcomed all attendees and explained the order of the meeting.

Apologies for lateness were received from Councillors During and Hassan.

532

DECLARATION OF INTERESTS

There were no declarations of interest.

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MINUTES OF THE PLANNING COMMITTEE 12 MARCH 2015

AGREED the minutes of the Planning Committee meeting held on 12 March 2015 as a correct record.

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MINUTES OF THE PLANNING COMMITTEE 24 MARCH 2015

AGREED the minutes of the Planning Committee meeting held on 24 March 2015 as a correct record.

535

ORDER OF THE 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.

536

REPORT OF THE ASSISTANT DIRECTOR, PLANNING, HIGHWAYS AND TRANSPORTATION (REPORT NO. 233)

RECEIVED the report of the Assistant Director, Planning, Highways and Transportation (Report No. 233).

537

14-02634-FUL - 25 LANCASTER AVENUE, BARNET EN4 0EP

NOTED

1. The introduction by the Planning Decisions Manager highlighting that planning permission had already been granted for the extensions also proposed as part of this application. The key issue to consider in respect of this application was the principle of the conversion of the property into flats and the impact of this on the amenities of the occupiers of the adjoining properties and on the character and appearance of the Conservation area. Policy DMD5 set out the criteria against which an application for the conversion of a property to flats will be considered.
2. All flats would meet and exceed the minimum floor space standards. A site visit and check of the planning history indicates that there are no other flat conversions in the road, with the exception of no.33, which would appear to be a purpose built block of flats. The property in its present form and if extended as approved would provide 5 double bedrooms.
3. The conversion of the property to flats could generate additional noise by future occupants. It was not considered that this would result in unacceptable noise and disturbance. Sound insulation between units would be addressed through the Building Regulations.
4. Provision is to be made for two off street parking spaces. It was considered that this would harm the character and appearance of the conservation area and hence the application was amended to limit the number of spaces to two.
5. The PTAL (Public Transport Accessibility Level) rating reported was 3, however, after looking at the rating again it was considered to be incorrect and that the actual PTAL rating was more likely to be 1a.
6. One further letter of objection had been received from the Hadley Wood association
7. The description of the development needed to be corrected to reflect the mix of units proposed – 1x1 bed, 1 x 2 bed and 2 x 3 bed.
8. The statement of Councillor Michael Lavender, Cockfosters Ward Councillor.

PLANNING COMMITTEE - 28.4.2015

9. The deputation of Andrew Norton, neighbouring resident (23 Lancaster Avenue).
10. The response of Mr Andreas Charalambous, Agent.
11. Members' discussion and questions responded to by officers.
12. Following a debate the officers' recommendation was approved by the majority of the Committee: 5 votes for and 4 against. Councillors During and Hassan did not participate in the vote as they arrived after the start of consideration of this application.

AGREED that subject to 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.

538

15-00453-FUL - REAR OF 41-45 GORDON HILL, ENFIELD, EN2 0QS

NOTED

1. The introduction by the Planning Decisions Manager, highlighting the key issues for Members' consideration. The principle of the development on this back land site, its impact on the character of the surrounding area and the amenities of adjoining residents, and the suitability of access arrangements. There was an existing dwelling (No.43) already within the back garden development served by the existing point of access.
2. The site included some former garden land to the rear of No.45 Gordon Hill together with land that was formerly garage courts. The garage court was demolished to make way for a new detached dwelling to the rear, which was No.43 Gordon Hill.
3. Policy DMD 7 seeks to protect and enhance the contribution gardens make to the character of the Borough. However, garden land development can be acceptable subject to certain criteria being met. These were set out in paragraph 6.1.1 of the report.
4. A correction to the report – the heading at 6.4 refers to a Street tree. There was no street tree affected by the proposed development and should be deleted.
5. One additional objection received raising the following concerns:
 6. The deputation of Jane Marren, neighbouring resident.
 7. Mr Graham Fisher (Agent) did not wish to speak in response.
 8. Members' discussion and questions responded to by officers.
 9. The officers' recommendation was approved by the majority of the Committee: 7 votes for and 4 votes against.

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

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15-00588-HOU - 73 AVENUE ROAD, LONDON, N14 4DD

NOTED

PLANNING COMMITTEE - 28.4.2015

1. The introduction by the Planning Decisions Manager, highlighting the differences from a previously refused scheme and the key issues for Members to consider. These were the impact of the proposed extension on the character and appearance of the existing dwelling and the wider area, and its impact on the amenities of the occupiers of surrounding properties.
2. The deputation of Mr Ian Eggleton, Agent.
3. Members' discussion and questions responded to by officers.
4. Following a debate, the officers' recommendation was not approved by the majority of the Committee: 5 votes for and 6 votes against.
5. The Chair suggested that in the light of that vote the Committee authorise officers to grant planning permission subject to appropriate conditions and the completion of any further required checks. If officers found any issues, the case could be brought back to Committee.
6. This was approved by the majority of the Committee: 9 votes for and 2 against.

NOT AGREED. Members granted delegated authority to officers to give planning permission, subject to conditions.

540

14-04772-HOU - 68 MEADWAY, N14 6NH

NOTED

1. The introduction by the Head of Development Management, highlighting that planning permission was granted in June 2012 for a two part storey, part single storey side and rear extension.
2. The application seeks to make some minor variations to the previously approved extension and it was only these rather than the main extensions which members should consider.
3. The alterations are of a minor nature and no objection had been raised by either CAG (Conservation Advisory Group) or the Conservation Officer.
4. The officers' recommendation was approved unanimously by the Committee.

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

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15-01218-RE4 - FIRS FARM PLAYING FIELDS, FIRS LANE, LONDON N21 2PJ

NOTED

1. The introduction by the Planning Decisions Manager clarifying the site.
2. The officers' recommendation was approved unanimously by the Committee.

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

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FUTURE MEETINGS

1. There will be a site visit to the following 2 sites regarding the Edmonton County School site and Power leagues planning application, which is due to be determined on 21 May 2015 Planning Committee meeting. The sites visits will be taking place on Tuesday 19 May 2015 to the following sites:

- Edmonton County School, Great Cambridge Road, Enfield, EN1 1HQ.
- High Barnet, Bobby Moore Way (adjacent to an A-Road with houses behind)
<https://www.google.co.uk/maps/search/Powerleague/@51.6056067,-0.1522195,281m/data=!3m1!1e3>

Transport has been arranged and the mini-bus will be outside the Civic Centre at 07:00pm.

2. There is also a planning panel being arranged for the Alma Estate planning application. The 10 June 2015 being the preferred date. This will be confirmed in due course.