

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 30 JUNE 2015**

COUNCILLORS

PRESENT Dinah Barry, Lee Chamberlain, Jason Charalambous, Christine Hamilton, Ahmet Hasan, Derek Levy, Anne-Marie Pearce, George Savva MBE and Toby Simon

ABSENT Dogan Delman, Christiana During and Jansev Jemal

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

Also Attending: Approximately 35 members of the public, applicant and agent representatives
Councillor Terry Neville, Grange Ward Councillor
Councillor Ertan Hurer, Winchmore Hill Ward Councillor
Dennis Stacey, Chair – 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 absence were received from Councillors Delman, During and Jemal.

Apologies for lateness were received from Councillor Charalambous.

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DECLARATION OF INTERESTS

NOTED

1. Councillor Charalambous advised in relation to application 15/00765/VAR – 20 Crescent West, Enfield, EN4 0EJ, that he had previously made written statements in the press supporting the retention of these premises as a dry cleaners and had also signed a petition to this effect, and, having taken advice from the Legal Services officer, had concluded that his previous actions could give the perception of pre-determination. Therefore he would not participate in the debate or vote on the application, but would address the committee as ward councillor.
2. Councillor Pearce advised that she had knowledge of application 15/00765/VAR – 20 Crescent West, Enfield, EN4 0EJ, had discussed her

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position with the Legal Services officer, and confirmed that she had an open mind on the decision.

3. Councillor Chamberlain advised that he had been approached by a representative of the local residents' association about committee processes in relation to application 14/04027/HOU – 27 Private Road, Enfield, EN1 2EH, and confirmed that he approached the decision with an open mind.

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AGREED the minutes of the Planning Committee meeting held on 21 May 2015 as a correct record.

28

REPORT OF THE ASSISTANT DIRECTOR, PLANNING, HIGHWAYS AND TRANSPORTATION (REPORT NO. 22)

RECEIVED the report of the Assistant Director, Planning, Highways and Transportation (Report No. 22).

29

ORDER OF THE AGENDA

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

30

14/04027/HOU - 27 PRIVATE ROAD, ENFIELD, EN1 2EH

NOTED

1. The introduction by the Planning Decisions Manager, highlighting the key issues for Members to consider.
2. Further comments had been submitted from the occupiers of no. 25 Private Road and circulated to Members.
3. The inclusion of an additional condition requiring the window to the side facing dormer (facing no. 25) to be fitted with obscured glass.
4. The statement of Councillor Terry Neville, Grange Ward Councillor.
5. The response of Mr Craig Driver, Director, Hoopers Architects Ltd, agent for the applicant.
6. The comments of Dennis Stacey on behalf of Conservation Advisory Group (CAG).
7. Councillor Barry would abstain from the vote as she had been a member of CAG at the time that this application was considered.
8. Members' discussion and questions responded to by officers.
9. Following a debate, the officers' recommendation was approved by the majority of the Committee: 5 votes for, 2 votes against and 1 abstention.

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

31

15/01077/FUL - 34 HOUNSDEN ROAD, LONDON, N21 1LT

NOTED

1. The introduction by the Planning Decisions Manager.
2. A correction to the report that the incomplete sentence in paragraph 6.2.2 should read "The resulting density is therefore in excess of the recommendations", noting that a numerical assessment of density must not be the sole test of acceptability for development proposals.
3. The deputation of Mr David Valentine, neighbouring resident.
4. The statement of Councillor Ertan Hurer, Winchmore Hill Ward Councillor.
5. The response of Ms Jessica Barnes, on behalf of Domenico Padalino, DPA (London) Ltd, the agent.
6. Following a debate, the officers' recommendation was approved by the majority of the Committee: 6 votes for and 2 votes against.

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

32

15/01076/FUL - 5A ST GEORGES ROAD, LONDON, N13 4AT

NOTED

1. The introduction by the Planning Decisions Manager, covering applications 15/01076/FUL and 15/01088/FUL, with the key differences highlighted.
2. Since the agenda was issued, additional drawings had been received seeking to clarify a number of matters raised by the occupier of the ground floor flat during consultation. These drawings did not change the nature of the application but sought to address concerns raised that the height of the eaves and ridge of the roof were being raised. The up to date drawings were included in the presentation. The occupier of the ground floor flat had been provided with a copy of these drawings. Her comments, and the response of the applicant were reported.
3. The deputation of Mr Angelo Montalto, agent on behalf of the applicant, and Mr Neil Wrynn (neighbour opposite at no.4).
4. Receipt of a 141 signatory petition in support of the application, gathered by the applicant.
5. Councillor Charalambous arrived at this point, but having missed the introduction, would not vote on the applications.
6. Members' debate, and questions responded to by officers.
7. A majority of the committee did not support the officers' recommendation of refusal: 6 votes against and 2 abstentions
8. Final determination of the application was adjourned to allow consideration of application 15/01088/FUL before making a decision.

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9. A proposal that delegated authority be given to officers to grant planning permission, subject to appropriate conditions, was supported by a majority of the committee: 6 votes for and 2 abstentions.

AGREED that Members resolved to grant officers delegated authority to grant planning permission subject to conditions and for officers to draft appropriate conditions.

33

15/01088/FUL - 5A ST. GEORGES ROAD, LONDON, N13 4AT

NOTED

1. The introduction by the Planning Decisions Manager of the previous application 15/01076/FUL had also covered application 15/01088/FUL.
2. Clarification that the side dormer did not form part of this application.
3. The additional drawings received seeking to clarify a number of matters raised by the occupier of the ground floor flat during consultation applied equally to applications 15/01076/FUL and 15/01088/FUL.
4. The deputation of Ms Breda McIver, neighbouring resident.
5. The response of Mr Angelo Montalto, the agent on behalf of the applicant.
6. Members' debate, and questions responded to by officers.
7. The officers' recommendation of approval was supported by a majority of the committee: 7 votes for and 1 abstention.

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

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14/05030/FUL - 405 COCKFOSTERS ROAD, BARNET, EN4 0JS

NOTED

1. The introduction by the Planning Decisions Manager.
2. Concerns had been raised by adjoining residents about consultation on the earlier refused application. The records confirmed that letters were issued to 401, 403, 407 and 409 Cockfosters Road and the Hadley Wood Golf Club who abut the site to the rear. These same addresses were notified of this planning application.
3. The deputation of Ms Renee Landau, neighbouring resident.
4. The response of Mr Stephen Birrell, Andmore Planning, the agent on behalf of the applicant.
5. Members' debate and queries responded to by officers.
6. The officers' recommendation was supported by the committee: 8 votes for and 1 abstention.

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

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15/00765/VAR - 20 CRESCENT WEST, ENFIELD, EN4 0EJ

NOTED

1. The introduction by the Planning Decisions Manager, including details regarding two previously submitted prior approval applications, and clarification of the issue for Members to consider.
2. The deputation of Mr Kam Kotecha, on behalf of Sharad and Bharti Modi, tenants of 20 Crescent West.
3. The statement of Councillor Jason Charalambous, Cockfosters Ward Councillor, following which he took no part in the debate or vote.
4. The response of Mr Mustafa Kaya, the landlord and applicant.
5. Members' debate, and queries responded to by officers.
6. Councillor Pearce's statement that she would abstain from voting.
7. The officers' recommendation was supported by a majority of the committee: 6 votes for, 1 against and 1 abstention.

AGREED that planning permission be deemed to be granted and condition 03 of ref: TP/80/1295 be removed.

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15/01938/RE4 - 1-30 LAWSON ROAD, ENFIELD, EN3 5XJ

NOTED

1. The final four applications, relating to existing residential blocks on the Lytchet Way Estate, were debated together, with individual votes taken on each application.
2. The introduction by the Planning Decisions Manager.
3. The text at para 6.3.14 of each report had been superseded by that already circulated to Members, which states:
While it is clear that some of the units do fall below specified standards for 2-bed, 4-person flats, the difference in each case is marginal and consideration must be given to the functionality of the associated spaces that belie a simple numerical analysis. In this regard, and having reviewed the nature of the spaces provided, it is clear that the units would achieve minimum size standards advocated by the Housing SPG for each of the stated rooms, with a number of the living / dining rooms exceeding relevant thresholds and the provision of two functional bedrooms. Regard must also be given to the constraints inherent in utilising the existing building footprint and the need to ensure that the flats could utilise the existing core. In this regard, it is considered that the units provide functional and usable space that in terms of individual rooms achieve specified standards and hence the nature of the spaces created is such that an exception to specified standards can in this instance be justified.
4. The table on page 150 of the report, para 6.3.13 contained an error – Flat B and Flat C should in fact be 2b4p units, not 1b2p as stated.
5. Members' comments, and queries responded to by officers.
6. The support of the committee for the officers' recommendation: 8 votes for and 1 abstention.

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

37

15/01939/RE4 - 31-60 LAWSON ROAD, ENFIELD, EN3 5XJ

NOTED the support of the committee for the officers' recommendation: 8 votes for and 1 abstention.

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

38

15/01940/RE4 - 2-72 OLD ROAD, ENFIELD, EN3 5XZ

NOTED the unanimous support of the committee for the officers' recommendation.

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

39

15/02057/RE4 - 74-144 OLD ROAD, ENFIELD, EN3 5XZ

NOTED the support of the committee for the officers' recommendation: 8 votes for and 1 abstention.

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

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APPEAL INFORMATION

NOTED the verbal update from the Head of Development Management on the monthly decisions on Town Planning Application Appeals: that there had been eight appeal decisions, in which the Council had been successful in six, which was a 75% success rate.

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PLANNING COMMITTEE DATES FOR 2015/16

NOTED the dates for Planning Committee for the 2015/16 Municipal year.