

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON TUESDAY, 21 JULY 2015**

**COUNCILLORS**

**PRESENT** Toby Simon, Derek Levy, Dinah Barry, Christiana During, Ahmet Hasan, Jansev Jemal, George Savva MBE, Jason Charalambous, Dogan Delman, Christine Hamilton and Anne-Marie Pearce

**ABSENT** Lee Chamberlain

**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 Izabella Grogan (Legal Services) Jane Creer (Secretary)

**Also Attending:** Approximately 11 members of the public, applicant and agent representatives  
Dennis Stacey, Chair – Conservation Advisory Group

**42**

**WELCOME AND APOLOGIES FOR ABSENCE**

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

Apologies for absence were received from Councillor Chamberlain.

**43**

**DECLARATION OF INTERESTS**

There were no declarations of interest.

**44**

**MINUTES OF THE PLANNING COMMITTEE 30 JUNE 2015**

**AGREED** the minutes of the Planning Committee meeting held on 30 June 2015 as a correct record.

**45**

**MINUTES OF THE PLANNING PANEL 10 JUNE 2015 - ALMA ESTATE  
REGENERATION**

The minutes of the Planning Panel meeting held on 10 June 2015 were noted.

**46**

**REPORT OF THE ASSISTANT DIRECTOR, PLANNING, HIGHWAYS AND TRANSPORTATION (REPORT NO. 50)**

RECEIVED the report of the Assistant Director, Planning, Highways and Transportation (Report No. 50).

**47**

**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.

**48**

**15/01513/FUL - 46 AND 48 LANCASTER AVENUE, BARNET, EN4 0ET**

NOTED

1. The introduction by the Planning Decisions Manager, clarifying the officers' objections to the scheme proposed, and advice to Members in the context of Policy DMD8 of the Development Management Document.
2. Receipt of three further letters of objection. A verbal summary was given of the issues raised.
3. Local Plan Cabinet Sub Committee had approved the Hadley Wood Neighbourhood Area on 7 July 2015. This identified the neighbourhood area only at this stage and did not introduce any new policy considerations.
4. Members' debate, noting the concerns raised during consultation and thanking officers for the consideration and thought given to the case for refusal of planning permission. Members particularly highlighted the density, scale, bulk, mass, design and insufficient affordable housing contribution of this proposal as inappropriate.
5. The unanimous support of the committee for the officers' recommendation, with a revision to reason 1.

**AGREED** that planning permission be refused, for the reasons set out in the report, subject to revision to reason 1 as below.

- 1 The proposed development by reason of its density, scale, bulk, mass, design and provision of flats within the roof space, would be inconsistent with the pattern of development and would dominate and detract from the character and appearance of Lancaster Avenue, contrary to Policies 3.5, 7.4 and 7.6 of the London Plan, Policies 4 and 30 of the Core Strategy, Policies 6, 8, 37 and 38 of the Development Management Document, and the Enfield Characterisation Study.

**49**

**15/01975/RE4 - NURSERY LAND TO SOUTH OF SALMONS BROOK, GREAT CAMBRIDGE ROAD, LONDON, N9 9SH**

NOTED

**PLANNING COMMITTEE - 21.7.2015**

1. The introduction by the Planning Decisions Manager.
2. A construction method statement had been submitted and Traffic and Transportation had confirmed that this was acceptable. Condition 3 therefore would be drafted to require compliance with the method statement submitted.
3. Members' discussion and questions responded to by officers.
4. 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 and Country Planning General Regulations 1992, subject to the conditions set out in the report including revised condition 3 to reflect submission of a construction method statement.

**50**

**15/02095/RE4 - FIRS FARM PLAYING FIELDS, FIRS LANE, LONDON, N21 2PJ**

NOTED

1. The introduction by the Planning Decisions Manager.
2. Members' comments of support.
3. 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 and Country Planning General Regulations 1992, subject to the conditions set out in the report.

**51**

**15/00659/FUL - HOUNDSFIELD PRIMARY SCHOOL, RIPON ROAD, LONDON, N9 7RE**

NOTED

1. The introduction by the Planning Decisions Manager, including confirmation that officers were satisfied that any potential traffic impact could be satisfactorily mitigated.
2. An additional condition to require the submission and approval of details of cycle and buggy parking.
3. A parking survey undertaken at school pick up time confirmed parking space availability in local roads: Houndsfield Road 18/39 available; Doncaster Road 6/25 available; and Bridlington Road 12/30 available.
4. The unanimous support of the committee for the officers' recommendation.

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

**52**

**15/01788/RE4 - ORCHARDSIDE NURSERIES, BULLSMOOR LANE, ENFIELD, EN1 4RL**

NOTED

1. The introduction by the Planning Decisions Manager, including confirmation that the proposals had been the subject of extensive pre-application discussions including consultation with the Conservation Advisory Group (CAG); that the built footprint would reduce; and that it was considered that the proposal would have no greater impact on the openness of the Green Belt than existing. Traffic and Transportation had confirmed that they raised no objections to the development in terms of traffic impact or parking.
2. A bat survey had been undertaken which confirmed that there are no bats within the bungalow. Condition 20 as set out in the report was therefore no longer required.
3. An amendment to the recommendation to reference Regulation 3 rather than Regulation 4.
4. Councillors Barry and Charalambous advised that they had been members of CAG when this application had been discussed and would therefore abstain on the vote.
5. The comments of Dennis Stacey, Chair of CAG.
6. Members' discussion and questions responded to by officers.
7. The officers' recommendation was supported by the committee: 9 votes for and 2 abstentions.

**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, the Head of Development Management or the Planning Decisions Manager be authorised to grant deemed planning permission in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, subject to the conditions set out in the report, with removal of condition 20.

**53**

**S106 AGREEMENTS - MONITORING INFORMATION (REPORT NO. 51)**

RECEIVED the report of the Director of Regeneration and Environment providing an update on the monitoring of Section 106 Agreements (S106) and progress on S106 matters during the period 1 April 2014 to 31 March 2015.

NOTED

1. Apologies were received that no Planning Policy officers were able to attend to present the report.
2. Acknowledging the difficulty of reproducing the Annexes in the A4 size agenda, an Excel version of the spreadsheet had been circulated to Members by email, and larger printed copies were made available in the Members' Library.
3. Section 3 of the covering report gave an overview of S106 monitoring.
4. More information on individual schemes could be obtained from the contact officers listed on the report.
5. Members' discussion and questions responded to by officers.

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6. Members' request for a presentation and briefing by Planning Policy officers at the time of the next S106 update.

AGREED that Planning Committee noted the contents of this report and its Annexes.