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PLANNING COMMITTEE - 26.4.2016

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY, 26 APRIL 2016

COUNCILLORS

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

ABSENT Christiana During and Bob Griffiths (Assistant Director - Planning, Highways & Transportation).

OFFICERS: Andy Higham (Head of Development Management), Andy Bates (Planning Decisions Manager), Kevin Tohill (Planning Decisions Manager), Sean Newton (Principal Planning Officer) and Dominic Millen (Group Leader Transportation), Metin Halil (Secretary) & Jane Creer (Secretary).

Also Attending: Approximately 50 members of the public, applicant and agent representatives
Councillor Vicki Pite, Chase Ward Councillor
Councillor Terry Neville, Grange 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.

The Chair also welcomed Dominic Millen, Group Leader Transportation.

Apologies for Absence was received from Councillor During and Bob Griffiths (Assistant Director – Planning, Highways & Transportation).

Apologies for lateness was received from Councillor J. Charalambous.

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DECLARATION OF INTERESTS

NOTED

1. Councillor Simon declared a Non-Pecuniary interest - He lived in Enfield Town Conservation Area, but the application did not affect his house – P13-03636PLA
2. Councillor Barry declared a Non-pecuniary interest - She had spoken against this application at a previous committee meeting, no pre-determination – 15/04043/FUL.

3. Councillor Delman declared a non-pecuniary other interest as he was an ex-president of Association of Conservative Clubs. He did not hear or take part in determining application 15/05117/FUL.

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MINUTES OF THE PLANNING COMMITTEE 22 MARCH 2016.

AGREED the minutes of the Planning Committee meeting held on 22 March 2016 as a correct record.

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REPORT OF THE ASSISTANT DIRECTOR, PLANNING, HIGHWAYS AND TRANSPORTATION (REPORT NO. 232)

RECEIVED the report of the Assistant Director, Planning, Highways and Transportation (Report No. 232).

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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.

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P13/03636PLA - 36 WALSINGHAM ROAD, ENFIELD, EN2 6EY

NOTED

1. Councillor Delman proposed a deferment of the application due to the burden on planning committee members regarding legal issues with the application. There had already been costs of £45K incurred by the Council because of a judicial review of the application. The offer of mediation, as detailed in the report, should be taken up. Councillor Delman's concern that Members of the Planning Committee could be challenged or taken to court regarding the outcome of the application.
2. Councillor Pearce seconded the deferment proposal. This application had been unresolved for a long time and Councillor Pearce felt that she could not provide a fair and just conclusion on such an important issue and that the application should be deferred until there was a more satisfactory conclusion from the legal department.
3. Linda Dalton (Legal Adviser) said that officers were of the view that members could determine the application and that everything had been addressed, as regards the report. Regarding whether or not individual members could be taken to court she said that it would be a decision of the Planning Committee and would not be focussed on particular councillors. However reference may be made to what particular councillors said, in the event of a challenge or debate.
4. The Chair stated that the application had been in a long time and that the applicant deserved a decision when the committee could properly

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- do so. The Chair put the motion to a vote on deferring the application. 3 votes in favour of deferral, 6 votes in favour of taking the decision.
5. Councillor Charalambous arrived at the meeting at this point and was able to hear the debate, able to participate and vote on the item.
 6. Introduction by the Principal Planning Officer (Sean Newton) clarifying the proposals.
 7. The development proposed was for the subdivision of the site and the erection of a 4-bed detached dwelling house with integral garage. The dimensions of the proposed dwelling are provided at para 2.2 of the Officer report. The development would provide approximately 250sqm (156%) of amenity space provision, with 147sqm (92%) of that provided at the rear.
 8. The deputation of Peter Claxton and Noelle Skivington, Essex Road Residents Association.
 9. The statement of Councillor Terry Neville, Grange Ward Councillor.
 10. The response on behalf of the applicant by Andy Meader, Pegasus Planning.
 11. Officers' comments in response to points raised.
 12. Members' debate and questions responded to by officers.
 13. The officers' recommendation was supported by a majority of the committee: 7 votes for and 4 votes against.

AGREED that planning permission be approved subject to the completion of a Section 106 legal agreement, subject to the conditions set out in the report and the insertion of "tiles" into Condition 6.

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15/04043/FUL - KEBLE PREPARATORY SCHOOL, WADES HILL, LONDON, N21 1BG

NOTED

1. The introduction by the Planning Decisions Manager, Kevin Tohill, clarifying the proposals, as detailed on page 49 of the report.
2. The application was for a minor material amendment to planning permission (P14-00584PLA) approved 17.04.2014.
3. The deputations of Jed McCarthy (Head Teacher), Paul Ruocco (Chair – School Governors) and Sean Kehoe (Architect).
4. The response of Aaron Fletcher (1 Harwoods Yard).
5. Members debate and questions responded to by officers.
6. The officers' recommendation was supported by a majority of the committee: 10 votes for and 1 abstention.

AGREED that planning permission be refused.

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16/00349/RE4 - GARAGES ADJACENT TO 1, 13, 24 & 38 PADSTOW ROAD, ENFIELD, EN2 8BU

NOTED

1. The introduction by the Planning Decisions Manager, Andy Bates, clarifying the proposals, as detailed on page 109 of the report.
2. The deputation of Sarah Nash, local resident.
3. The response by Simon Owen, HTA Planning, on behalf of the applicant.
4. Members' debate and questions responded to by officers, including a proposed commitment by the Housing Department, that if there is a problem with parking in Padstow road, residents can ask for a grass verge conversion and bring the proposal back to Planning Committee.
5. The unanimous support of the committee for the officers' recommendation.

AGREED that planning permission be granted in accordance with Regulation 3-4 of the Town and Country Planning General Regulations 1992 subject to the conditions set out in the report and that officers be granted delegated authority to finalise the precise wording of the conditions to cover the issues identified within the report.

Completion of a Unilateral Undertaking to include items set out above, as well as agreeing a mechanism for on-street parking in the road to be reviewed once the developments are complete and occupied. In the event that this mechanism reveals an unacceptable pressure for on-street parking, then measures should be considered, including the removal of the grass verges in the road, to accommodate this parking pressure.

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15/05117/FUL - CONSERVATIVE CLUB, 278 BAKER STREET, ENFIELD, EN1 3LD

NOTED

1. Councillor Delman left the meeting and took no part in determining this application.
2. The introduction by the Planning Decisions Manager, Andy Bates, clarifying the proposals as detailed on page 151 of the report.
3. The deputation of Anna Kamaris and Max Davis, local residents.
4. The statement of Councillor Pite, Chase Ward Councillor.
5. Members' debate and questions responded to by officers.
6. That the majority of the committee voted against the officer recommendation: 5 votes against and 5 abstentions.
7. The support of the majority of the committee for the proposed reason for refusal: 9 votes for and 1 abstention.

AGREED that planning permission be refused for the following reason:

“The proposed telecommunications monopole, by virtue of its height, size and visual prominence, would cause significant visual harm and have an adverse detrimental visual impact on the character of the area, in general, and the residential amenity of neighbouring properties, in particular. As a result, the proposal is contrary to Policy 7.4 of the London Plan, Policy 30 of the Core Strategy and Policy DMD 37 of the Development Management Document”.

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15/04736/FUL - 2A/2B PARK AVENUE, LONDON, N18 2UH

NOTED

1. The introduction by the Planning Decisions Manager, Kevin Tohill, clarifying the proposals as detailed at page 71 of the report.
2. Officers consider that the proposed development is acceptable. It has an acceptable impact to the character and appearance of the site and surrounding Park Road area. It will provide for 4 additional family units and 14 additional residential units in a relatively accessible part of the borough.
3. Members' debate and questions responded to by officers.
4. The officers' recommendation was supported by a majority of the Committee: 10 votes for and 1 abstention.

AGREED that planning permission be granted subject to the completion of Section 106 agreement and subject to the conditions set out in the report.

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16/00103/HOU - 64 ELMHURST ROAD, ENFIELD, EN3 5TB

NOTED

1. The introduction by the Planning Decisions Manager, Andy Bates, clarifying the proposals as detailed at page 167 of the report.
2. Applications for development of this nature would normally be determined under delegated authority. However, the agent is retained by the Council's Building Control team for occasional work and thus in accordance with the scheme of delegation, this application is reported to Planning Committee for consideration.
3. 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.

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FUTURE MEETINGS

1. The Council's calendar of meetings (2016/17) to be agreed at the Full Council meeting on the 11 May 2016.

