

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 20 DECEMBER 2016**

COUNCILLORS

PRESENT Jason Charalambous, Katherine Chibah, Dogan Delman, Christine Hamilton, Ahmet Hasan, Derek Levy, Anne-Marie Pearce, George Savva MBE, Toby Simon and Jim Steven

ABSENT Dinah Barry and Jansev Jamal

OFFICERS: Bob Griffiths (Assistant Director - Planning, Highways & Transportation), Andy Higham (Head of Development Management), Robert Davy (Strategic Planning & Design), Isha Ahmed (Principal Planner), Dominic Millen, Kevin Tohill (Planning Decisions Manager) and Andy Bates (Planning Decisions Manager) and Metin Halil (Secretary)

Also Attending: Approximately 25 members of the public, applicant and agent representatives

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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 was received from Councillor Barry and Councillor Jamal.

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DECLARATION OF INTERESTS

There were no declarations of interest.

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**MINUTES OF THE PLANNING PANEL 17 NOVEMBER 2016 - FORMER
MIDDLESEX UNIVERSITY TRENT PARK**

AGREED the minutes of the Planning Panel meeting held on Thursday 17 November 2016 as a correct record, subject to an amendment, raised by Councillor Charalambous, as detailed below:

Agenda item 3, para 5 which currently reads as follows:

"He acknowledged other concerns raised and in particular around affordable housing and reassurance this would not jeopardise the museum offer. At the moment, the proposals put forward included some affordable housing, a museum and other community benefits. If the percentage of affordable housing changed, there would be a need to look at the balance of the benefits but he did not think that the museum space would be affected."

Should be changed to

"He acknowledged other concerns raised and in particular around affordable housing and sought reassurance this would not jeopardise the museum offer. At the moment, the proposals put forward included some affordable housing, a museum and other community benefits. Dan Massie from Berkeley Homes responded by saying if the percentage of affordable housing changed, there might be a need to look at the balance of the benefits but said that the museum space offered would not be affected."

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REPORT OF THE ASSISTANT DIRECTOR, PLANNING, HIGHWAYS AND TRANSPORTATION (REPORT NO. 169)

RECEIVED the report of the Assistant Director, Planning, Highways and Transportation (Report No. 169).

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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.

269

16/04879/FUL - 62 CUNNINGHAM AVENUE, ENFIELD, EN3 6LA

NOTED

1. The introduction by the Planning Decisions Manager, Andy Bates, clarifying the proposal.
2. The statement of Councillor Nneka Keazor on behalf of Enfield Lock Ward Councillors raising concerns about the current application.
3. Members' debate and questions responded to by officers.
4. The support of the Committee for the officers' recommendation: 9 votes for and 1 abstention.

AGREED that planning permission be granted subject to the conditions set out in the report and an additional condition restricting the use of the buildings to single family dwellings, as well as ensuring no amalgamation of the units as a result of internal changes.

270

P12-03011PLA - 42 STATION ROAD, LONDON, N21 3RA

NOTED

1. The introduction by the Planning Decisions Manager, Kevin Tohill, clarifying the proposal.
2. As the resolution by Planning Committee in November 2013 was to grant the subject to the completion of the S106, following subsequent changes to S106 policy this case had now been referred back to the Planning Committee with a recommendation to grant with conditions.
3. The deputation of Mr Michael Heppner, local resident.
4. The deputation of Mr James Rudd, local resident.
5. The response by Mr David Lane, DLA Planning Ltd (agent) on behalf of the applicant.
6. Members' debate and questions responded to by officers.
7. The support of the Committee for the officers' recommendation: 9 votes for and 1 abstention.

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

271

16/00295/FUL - GARAGES LAND ADJACENT TO 28 TURIN ROAD, LONDON, N9 8BT

NOTED

1. The introduction by the Planning Decisions Manager, Kevin Tohill, clarifying the proposal.
2. Members' debate and questions responded to by officers.
3. The unanimous support of the Committee for the officers' recommendation.

AGREED that the Planning Decisions Manager/Head of Development Management be authorised to grant planning permission subject to the conditions set out in the report.

272

16/02210/FUL - 39 DRAPERS ROAD, ENFIELD, EN2 8LU

NOTED

1. The introduction by the Planning Decisions Manager, Andy Bates, clarifying the proposal.
2. This application was deferred from the Planning Committee meeting of 29 November 2016 at the request of Officers as a result of a failure to advise all interested parties that the matter was to be discussed at that meeting.
3. 15 Beckwith Close had pointed out a number of issues with the report and the description of the surrounding area (Page 90). The resident is correct but the assessment of the acceptability of the development remains correct.
4. Members' debate and questions responded to by officers.
5. The support of the Committee for the officers' recommendation: 9 votes for and 1 abstention.

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

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15/01063/FUL - BRIMSDOWN SPORTS CLUB, GOLDSOWN ROAD, ENFIELD, EN3 7RP

NOTED

1. The introduction by the Planning Decisions Manager, Andy Bates, clarifying the proposal.
2. The Committee had conducted a site visit on Saturday 9th July 2016 following the decision to defer consideration of the planning application at the meeting held on 28th June 2016.
3. Members' debate and questions responded to by officers.
4. The support of the Committee for the officers' recommendation: 6 votes for and 4 against.

The applicants have appealed to the Secretary of State against the non-determination of the application. As a result, it is only now possible for the Local Planning Authority to set out what decision it would have made as the matter now falls to the Secretary of State.

AGREED that planning permission would have been refused had the Planning committee been in a position to make a decision for the reasons set down on Page 153 of the report.

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SECTION 106 MONITORING REPORT (REPORT NO.170)

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 2016 to 30 September 2016.

1. The Chair reported that a new system for Section 106 reporting is in progress which should be ready in 6 months' time. Once all data including historic data has been entered onto the new system, reporting of extreme entries will be easier to report.
2. A power point presentation by Isha Ahmed and Robert Davy (Principal Planning Officers) highlighting Section 106 key points under the following headings:
 - a. Schemes Approaching Spend Deadline
 - b. National Planning Policy Change – Small Sites Exemption
 - c. S106 Spend Update (1 April 2016 – 30 September 2016).
3. The S106 monitoring overview for the first half of the current financial year to 30 September 2016 highlights 276 individual S106 agreements containing approximately 970 heads of terms. Funds had been received for 144 of these agreements and projects are currently being delivered.
4. Annex 1 (Pages 169 – 194) of the report, details the implementation of the 144 agreements, at the end of the monitoring period. An overview of the financial information contained in Annex 1 is detailed at Table 1 (Page 158) of the report. As detailed at Table 1, on the 30 September 2016, the total available balance of S106 monies was £9.1m. Approximately £1.5m was received in the first 6 months of 2016/17 in S106 financial contributions from schemes where planning permissions were implemented. From the £1.5m, only £34K had been drawn down by Council departments, which was not unusual.
5. Table 2 (Page 160) of the report summarises the financial contributions that have been agreed and included in 132 S106 agreements. The table shows that £11.1m could be received by the Council if all of the relevant planning permissions are implemented. The figure of £11.1m is in addition to the total current balance contained in Table 1.
6. Paragraph 3.6 (page 159) of the report highlights the three significant amounts received so far this monitoring year towards affordable housing and education.
7. Section 106 receipts may reduce in the future following a recent high court ruling that Officers can no longer seek contributions for affordable housing & education from developments of 10 units or less where the maximum combined gross floor space is 1000 square metres or less.

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8. There is a meeting in January 2017, where the Community Infrastructure Levy (CIL) and S106 agreements will be discussed and a project board to be set up.
9. Members debate and questions responded to by officers including the following:
 - a. To step up efforts to spend S106 monies by Council departments.
 - b. Many of the S106 agreements contain clauses requiring spending of the contributions within a 5 or 10 year time frame.
 - c. Members requested the spend breakdown of S106 monies received for the Cat Hill development . Isha Ahmed (Principal Planning Officer) would provide this information to the committee administrator for circulation to members, in January 2017.
ACTION: Metin Halil (Committee Administrator)
 - d. If any Members had any concerns with any of the S106 schemes, then they could contact Isha Ahmed/Robert Davy (Principal Planning Officers) for further information.

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

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16/02235/FUL - SOUTHGATE TOWN HALL, 251 GREEN LANES, LONDON, N13 4XE

NOTED

1. The introduction by the Planning Decisions Manager, Kevin Tohill, clarifying the proposal.
2. Members' debate and questions responded to by officers.
3. The unanimous support of the Committee for the officers' recommendation.

AGREED that planning permission be granted subject to the conditions set out in the report and an additional condition to retain both D1 and D2 use.