

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON THURSDAY, 20 APRIL 2017**

COUNCILLORS

PRESENT Dinah Barry, Dogan Delman, Ahmet Hasan, Derek Levy, Anne-Marie Pearce and Toby Simon

ABSENT Jason Charalambous, Katherine Chibah, Christine Hamilton, Jansev Jemal, George Savva MBE and Jim Steven and Peter George (Assistant Director – Regeneration & Environment)

OFFICERS: Andy Higham (Head of Development Management), Andy Bates (Planning Decisions Manager), Sean Newton (Principal Planning Officer) and Metin Halil (Secretary)

Also Attending: Approximately 11 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 were received from Councillor's Jemal, Chibah, Steven, Savva, Hamilton & J. Charalambous and from Peter George (Assistant Director – Regeneration & Environment) - Dominic Millen (Group Leader – Traffic & Transportation) and Dennis Stacey (Chair – CAG).

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DECLARATION OF INTERESTS

There were no declarations of interest.

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MINUTES OF THE PLANNING COMMITTEE 28 MARCH 2017

AGREED the minutes of the Planning Committee meeting held on 28 February 2017 as a correct record.

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REPORT OF THE ASSISTANT DIRECTOR, REGENERATION AND PLANNING (REPORT NO. 253)

RECEIVED the report of the Assistant Director, Regeneration and Planning.

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16/05960/FUL - 124 OLD PARK RIDINGS, LONDON, N21 2EP

NOTED

1. The introduction by the Planning Decisions Manager, Andy Bates, clarifying the proposal.
2. The application had been amended from the previously approved planning application. Objections were received regarding the first planning application which was approved under delegated authority and not at a public committee which would have allowed residents to comment.
3. No.92 Old Park Ridings submitted a further objection since the agenda was published. They re-affirm their concern about the proposal and say since the roadworks in Green Lanes have started there has been an increase in traffic on this road.
4. The deputation of Mr Michael Donegan & Mr Toby Clarke (shared 5 minutes).
5. The statement of Councillor Milne as Grange Ward Councillor.
6. The response by Mr Philip Hughes (Agent) on behalf of the applicant.
7. Members' debate and questions responded to by officers.
8. The following comments and issues were raised:
 - Overlooking issues regarding No.126 Old Park Ridings.
 - There were enough 1 bedroom properties in the borough.
 - Cannot penalise the developer regarding historic deaths and accidents in Old Park Ridings.
 - Loophole in the planning system, as planning permission was granted for two 4 bed properties in 2016 and now the developer was seeking further planning permission for a block of flats and a 4 bedroom family home.
 - A request for a condition to demonstrate the 45 degree line used in the development drawings by the provision of further detailed plans.
 - This was an overdevelopment. The street scene would be changing from a detached house to flats.
9. The recommendation was supported by the majority of the Committee 4 votes for and 2 against.

AGREED that planning permission be granted subject to the conditions set out in the report and an additional condition requiring details of evidence of compliance with adopted Council guidance in terms of the relationship between the proposed buildings and the adjoining properties.

Objections received regarding the first planning application which was approved under delegated authority and not at a public committee which would have allowed residents to comment.

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16/05432/FUL - BRIMSDOWN SPORTS CLUB, GOLDSOWN ROAD, EN3 7RP

NOTED

1. The introduction by the Principal Planning Officer, Sean Newton, clarifying the proposal.
2. Two additional conditions were reported, which were tabled before Members.
3. Sport England had objected to the application, as detailed within the report, and the application will thus need to be referred to the Secretary of State.
4. Members' debate and questions responded to by officers.
5. The unanimous support of the Committee for the officers' recommendation.

AGREED that subject to referral to the Secretary of State and no objections being received and completion of a Section 106 Agreement, the Head of Development Management/Planning Decisions Manager be authorised to grant planning permission subject to the conditions set out in the report and additional conditions as set out below:

Community Use Agreement

No development shall commence until a Community Use Agreement, prepared in consultation with Sport England, has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the facilities hereby permitted and include details of:

- a. Pricing Policy;
- b. Hours of use;
- c. Access by non-club users;
- d. Management responsibilities;
- e. Marketing, promotion (how the facilities will be advertised to all potential users) and booking procedure;
- f. Any priority groups/discount schemes in place (to ensure the facility is available to all residents;

- g. A mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy.

Public Address System

No additional public address system other than on the existing main pitch shall be erected without the prior written approval of the Local Planning Authority following the submission of details of location, height and hours of use.

Reason: In the interest of neighbour amenity by limiting additional amplified noise.

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17/00816/RE4 - PRINCE OF WALES FIELD, ORDNANCE ROAD, ENFIELD, EN3 6JJ

NOTED

1. The introduction by the Planning Decisions Manager, Andy Bates, clarifying the proposal.
2. Members' debate and questions responded to by officers.
3. The following comments and issues were raised:
 - a. It was important to include children's play equipment within the wider scheme in order to allow more of a reason for people to visit the site. Members suggested that applicants be asked to consider this point, in the event that resources for equipment became available in the future. Condition 3 was amended to reflect this.
4. The unanimous support of the Committee for the officers' recommendation.

AGREED to grant deemed approval in accordance with Regulations 3/4 of the Town & Country Planning General Regulations 1992 subject to conditions and with delegated authority to finalise the schedule of conditions and wording to cover the issues identified within the report.