

**MINUTES OF THE MEETING OF THE LOCAL PLAN CABINET SUB-COMMITTEE  
HELD ON WEDNESDAY, 3 MAY 2017**

**COUNCILLORS**

**PRESENT** Alan Sitkin, Daniel Anderson and Ayfer Orhan

**Associate Cabinet Member (Non-Executive and Non-Voting):** George Savva (Enfield South East)

**ABSENT** Ahmet Oykenner

**OFFICERS:** Peter George (Assistant Director, Regeneration and Planning), Gerry Ansell (Planning Policy Team Leader), Andrew Slaney (Senior Urban Designer), Neeru Kareer (Planning Policy Officer), Isha Ahmed (Principal Planner) and Deniz Nisancioglu (Planning Officer), Jacqui Hurst (Secretary)

**ALSO ATTENDING:** Councillor George Savva (Associate Cabinet Member)  
Councillor Vicki Pite – (Associate Cabinet Member)

**1  
APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor Ahmet Oykenner (Cabinet Member for Housing and Housing Regeneration).

**2  
DECLARATION OF INTEREST**

NOTED, that there were no declarations of interest in respect of any items listed on the agenda.

**3  
URGENT ITEMS**

NOTED, that the reports listed on the agenda had been circulated in accordance with the requirements of the Council's Constitution and the Local Authorities (Executive Arrangements) (Access to Information and Meetings) (England) Regulations 2012 with the exception of the Annex to Report No.261 – Enfield Town Master Plan – Draft for Public Consultation (Minute No.4 below referred).

**AGREED**, that this report and annex be considered at this meeting.

The Chair varied the order of the agenda and considered Report No.262 – Endorsement of Monitoring Report 2015/2016 and Housing Trajectory 2016 at this point in the meeting (Minute No.5 below refers). The minutes reflect the order of the published agenda.

**4**

**ENFIELD TOWN MASTER PLAN - DRAFT FOR PUBLIC CONSULTATION**

Councillor Alan Sitkin (Cabinet Member for Economic Regeneration and Business Development) introduced the report of the Executive Director of Regeneration and Environment (No.261) outlining the context for the Enfield Town Master Plan, its scope and broad content alongside the intended timetable for consultation and adoption as a Supplementary Planning Document.

Councillor Sitkin welcomed Anthony Benson (Allies and Morrison Urban Practitioners) and Martyn Saunders (GVA) to the meeting and invited them to present the Enfield Town Master Plan Framework to the Sub-Committee. The presentation included the highlights detailed below; following the introduction and overall vision:

**The Objectives of the Master Plan**

- More People
- More Jobs
- More Liveable
- More Connected
- More Markets and Street Life
- More Evening Activity

The objectives above were outlined and the proposals for meeting the objectives were explained. Enfield Town had been broken down into character areas for further consideration:

**Character Areas**

- Enfield Chase – infill, intensification and secondary retail
- Centre West – Chase Green Gardens, community and office campus
- Centre North – Community heart, sensitive townscape
- Core Centre – Core retail consolidation
- Enfield Town – Regeneration and growth

A range of interventions and actions were proposed which together would uplift Enfield Town as a whole. The importance of successfully adapting to change was outlined, for example, the increase in on-line shopping and development of large retail centres such as Westfield. There was a need to develop an ongoing role for town centres. A range of activities were suggested.

### **Opportunities**

- Support and promote expansion of the evening economy and leisure activities
- Encourage town centre living
- Support the clustering of employment activity at the Chase side of town
- Reinforce East-West links in the town centre
- Maximise the blue and green assets and heritage and market town character

### **Key Moves**

- Environmental and parking management. Members discussed the need for a clear parking strategy for Enfield Town. The Chair reported the view of Councillor Taylor, Leader of the Council, regarding parking concerns. The Cycle Enfield initiative was also highlighted.
- Investment at Enfield Town.
- Diversification of the Centre, for example, the aspiration to support the evening economy.
- Strengthening attraction of the west. Discussions were continuing on potential sites.
- Ongoing infill opportunities
- Long term investment east of Enfield Town.

Illustrations were provided to the Sub-Committee at the meeting.

### **Development Sites**

Members were provided with information on 18 potential development sites, as outlined in the draft master plan document. The sites had been shown on a phased delivery basis for short, medium and long-term developments. Any development would need to be undertaken within design and planning guidance principles and on a controlled basis as opportunities came forward in the future.

Members discussed the potential individual development sites as set out in the document and noted the discussions that were ongoing with other interested parties. The master plan document would support future engagement with key landowners in looking at future development opportunities to support the overall objectives for Enfield Town. It was noted that the sites were a mixture of privately and council owned.

The presentation concluded by outlining to the Sub-Committee the proposed next steps in moving forward.

NOTED, in response to the above presentation,

1. That following a period of public consultation, comments received would be reviewed and appropriate amendments made. A revised document would then be presented to the Local Plan Cabinet Sub-Committee prior to formal adoption.

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2. The Council would continue to support local businesses and engage with key partners and landowners as opportunities arose.
3. Councillor Sitkin was pleased to note the progress which had been made to date and invited Members' comments and questions.
4. Councillor Savva highlighted the growth of on-line shopping and its potential impact on the future viability of town centres. Peter George (Assistant Director – Regeneration and Environment) outlined the measures that were being taken forward including a review of the relevant planning policies with regard to use of sites to ensure that they were not too restrictive and, to allow the development of wider retail experiences to support social and cultural experiences.
5. Councillor Orhan raised a number of specific points of clarification within the master plan document and highlighted the need to ensure that the wording used throughout the document did not restrict or limit future development opportunities and creative solutions. Opportunities should be maximised and areas of space utilised. The master plan should clearly convey the ambitions of the framework and reflect the overall vision for the future of Enfield Town. Councillor Orhan highlighted the need for the vision to be conveyed with all of the individual development proposals being brought together for a holistic approach going forward.
6. In response, Councillor Sitkin, noted that the master plan was intended to show the potential developments on an operational, phased basis. Whilst the overall vision was incorporated within the document he agreed that a more explicit statement could be added at the beginning of the master plan. There were a number of overall elements that could be brought together such as public realm opportunities and Cycle Enfield.
7. Councillor Anderson, whilst supporting the visions within the draft master plan framework highlighted the need for case studies of similar town centre developments and evidence that such practical transformation projects were successful. Councillor Anderson whilst supporting the aspirations within the masterplan emphasised the need for clear evidence that such approaches had led to successful developments in other areas. The complexity of the proposals and range of partners/agencies involved was acknowledged. In response Peter George (Assistant Director – Regeneration and Environment) stated that whilst it would be possible to identify areas that had been successfully revitalised, case studies would not reveal the extent to which a master plan had been influential.
8. In moving forward, it was explained that the Enfield Town Master Plan would be used in the future to encourage land owners and key partners

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to come forward with development proposals for their own sites and, to encourage private investment.

9. A further discussion took place on the overall vision for Enfield Town and what would make Enfield a “great place to visit in the future.” A robust approach was required. In response to issues raised, it was noted that the master plan was evidence based and the viable uses to meet future trends had been taken into consideration in moving forward. A balanced approach was outlined over the short, medium and long term.
10. Councillor Sitkin concluded the discussion and acknowledged the issues which had been raised. Whilst Members endorsed the document for consultation, modifications would be required prior to the consultation starting. It was noted that due to the purdah restrictions, the public consultation period would not begin until after the General Election on 8 June 2017.
11. In accordance with recommendation 2.2 of the report, the draft document would be amended in the light of Members’ comments including the addition of an overall thematic vision at the beginning of the document. The amended document would be circulated to Members of the Sub-Committee for agreement prior to proceeding to public consultation.
12. The Sub-Committee endorsed the overall substance of the Master Plan subject to modifications discussed at the meeting, for agreement by the Cabinet Member for Economic Regeneration and Business Development, following consultation with the other members of the Sub-Committee. The modifications to include incorporating an introduction and conclusion, and a review of the wording used throughout the document in the light of comments made.
13. In addition, in response to Councillor Anderson’s request, Peter George (Assistant Director – Regeneration and Environment) undertook to carry out appropriate research, beyond the scope of the Master Plan document, into the successful delivery of such proposals and interventions in other locations.

**Alternative Options Considered:** NOTED, that having an adopted Framework Master Plan for the area provided the context by which decisions on development could be guided. This was essential to support the Council’s regeneration programme, for on-going as well as future investment opportunities. The need to bring forward a masterplan for Enfield Town was seen as a planning tool to deliver the commitment as set out in the Council’s adopted Core Strategy, Core Policy 42. This policy emphasised the need to complement existing regeneration programmes with physical and public realm enhancements.

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**DECISION:** The Local Plan Cabinet Sub-Committee agreed

1. To endorse, subject to required modifications as detailed above, the Proposed Consultation Draft Enfield Town Framework Master Plan Supplementary Planning Document and approved for publication, under Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012, and thereafter be subject to a statutory period of public consultation.
2. In consultation with the Cabinet Member for Economic Regeneration and Business Development, and other members of the Sub-Committee, that the Executive Director – Regeneration and Environment be delegated authority to make appropriate changes to the Consultation Draft version of the Enfield Town Framework Master Plan Supplementary Planning Document and undertake any further consultation required.
3. That required changes of a substantive nature be referred back to the Local Plan Cabinet Sub-Committee for consideration and formal adoption.

**Reason:** To agree that consultation be undertaken and the Enfield Town Framework Master Plan Supplementary Planning Document proceeds so it might fulfil the following aims: To promote much needed new homes which in turn would drive town centre vitality; supporting the Phase 1 of the Master Plan as set out; providing a planning framework against which the Council could determine planning applications within Enfield Town; providing a tool with which the Council could measure and assess the regeneration and growth of the town; and, giving the Council, Landowners, and Stakeholders the confidence of having a long-term planning approach to Enfield Town.

**(Key decision – reference number 4221)**

## 5

### **ENDORSEMENT OF MONITORING REPORT 2015/2016 AND HOUSING TRAJECTORY 2016**

Councillor Alan Sitkin (Cabinet Member for Economic Regeneration and Business Development) introduced the report of the Executive Director of Regeneration and Environment (No.262) seeking approval of Enfield's Local Plan Monitoring Report 2015/16 and Housing Trajectory 2016 for publication.

## NOTED

1. That, modifications were required to the report prior to publication. Members of the Sub-Committee would submit their comments on the document to relevant officers for co-ordination. The Sub-Committee agreed to delegate approval of the final report to the Cabinet Member for Economic Regeneration and Business Development, as Chair of the Sub-Committee, for publication, following consultation with other

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Members of the Sub-Committee and the Assistant Director – Regeneration and Environment.

**Alternative Options Considered:** None considered as the preparation of the monitoring report was a legal requirement.

**DECISION:** The Local Plan Cabinet Sub-Committee agreed to delegate approval of the final version of Enfield's Local Plan Monitoring Report 2015/16 and Housing Trajectory 2016 for publication, to the Cabinet Member for Economic Regeneration and Business Development, in consultation with the other members of the Sub-Committee and the Assistant Director – Regeneration and Environment.

**Reason:** Preparation of the monitoring report was a statutory requirement.  
(Non key)

## **6**

### **MINUTES OF PREVIOUS MEETING**

**AGREED**, that the minutes of the previous meeting of the Local Plan Cabinet Sub-Committee held on 22 November 2016 be confirmed and signed by the Chair as a correct record.

## **7**

### **DATES OF FUTURE MEETINGS**

**NOTED**, that this was the last meeting of the Sub-Committee in the current municipal year. Dates for the next municipal year would be agreed as part of the Council's calendar of meetings at the Annual Council meeting on 10 May 2017.