

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 18 JULY 2017**

COUNCILLORS

PRESENT Toby Simon, Jason Charalambous, Nick Dines, Ahmet Hasan, Bernadette Lappage, Derek Levy, Anne-Marie Pearce, Donald McGowan, George Savva MBE and Jim Steven

ABSENT Dinah Barry and Elif Erbil (Enfield Lock)

OFFICERS: Andy Higham (Head of Development Management), Peter George (Assistant Director, Regeneration and Planning), Liz Sullivan (Regeneration and Environment), Dominic Millen (Group Leader, Traffic and Transportation) and Mohammed Lais (Senior Asset Management Surveyor) Jane Creer (Secretary) and Metin Halil (Secretary)

Also Attending: Dennis Stacey, Chair, Conservation Advisory Group
Approximately 25 members of the public, applicant and agent representatives

**111
WELCOME AND APOLOGIES**

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

Apologies for absence were received from Councillor's Barry and Erbil.

**112
DECLARATION OF INTEREST**

NOTED

1. Councillor J. Charalambous declared that he was predetermined in relation to application Ref: 16/04324/FUL & 16/04375/LBC – Former Trent Park Campus, Trent Park, Bramley Road, Enfield as he was the Chair of the Trent Park Museum Trust. Following his representations as ward Councillor, he took no further involvement in the application and left the table.
2. Councillor Levy declared a personal interest in application 17/02280/RE4 – 201 Hertford Road, Enfield, EN3 5JH as he was on the Board for Enterprise Enfield.

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REPORT OF THE ASSISTANT DIRECTOR, REGENERATION AND PLANNING (REPORT NO. 39)

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

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ORDER OF THE AGENDA

AGREED to amend the order of the agenda to accommodate members of the public in attendance at the meeting. The minutes follow the order of the meeting.

115

16/04324/FUL - FORMER TRENT PARK CAMPUS, TRENT PARK, ENFIELD

NOTED

1. Councillor J. Charalambous left the meeting, sat in the public area and took no part in deciding either of the Trent Park applications.
2. The Chair clarified that there were two applications to be heard regarding this site, which also included an application for Listed Building consent. Both applications would be debated together.
3. The introduction by Andy Higham, Head of Development Control, clarifying the proposals and the officers' recommendation.
4. The deputation of Mr David Raggat (Solicitor), representing the Southgate Sports & Leisure Trust and Southgate Hockey Centre Limited.
5. The statement of Councillor J. Charalambous as Cockfosters Ward Councillor.
6. The response by Piers Clanford (Berkeley Homes).
7. The statement of Dennis Stacey as Chair of the Conservation Advisory Group.
8. Since the report was finalised, a further 8 letters of support for the application had been received.
9. Hockey Club – the applicant has already secured planning permissions to provide additional car parking and its delivery will be secured through a separate legal agreement.

10. Reference to a schedule of amended conditions for the listed building consent in front of members.
11. Members' debate, and questions responded to by officers including the following points:
 - a. Concerns regarding traffic issues at Snakes Lane and Cockfosters Road and the need for a traffic management plan.
 - b. Concern about the small number of proposed affordable homes located in one corner of the development.
 - c. Ongoing discussions with the applicant about the possibility that the quota of affordable homes would be better located in other parts of the borough where they would be priced more affordably.
 - d. Some members felt that affordable homes should be built on the development site and requested that the decision regarding the location of affordable housing should be made by planning committee members.

12. That the recommendation was revised to read as follows

"That Planning Committee agrees in principle to the grant of planning permission. Subject to referral to the Mayor of London and no objection being raised and to the completion of the necessary legal agreements, the Head of Development Management or a Planning Decisions Manager be authorised to grant conditional planning permission.

The Section106 agreement should require either:

- i) the provision of a minimum of 58 affordable residential units on a site or sites within the Borough (including sites in the Council's ownership)
- ii) the provision of a financial contribution equivalent to 58 affordable units, to be used to deliver a net increase in affordable housing on Council owned development sites; or
- iii) delivery of 58 affordable units on site.

Negotiations and an agreement to deliver obligations (i) or (ii) to be completed within 6 months from this resolution using reasonable endeavours on the part of Berkeley Homes and the Council. Inability to reach an agreement will revert to the on-site delivery of affordable housing.

The outcome of these discussions shall be reported to Committee members, for clearance by correspondence, before the Council confirms its agreement.

An additional condition be added requiring details of additional landscaping, and an improved relationship, between the proposed dwelling at the South end of Snakes Lane and Enfield Golf Club car park."

13. The committee supported the granting of planning permission: 8 votes in favour and 1 abstention.

AGREED that subject to referral to the Mayor of London and no objection being raised, and to the completion of the necessary legal agreements, the Head of Development Management or a Planning Decisions Manager be authorised to grant conditional planning permission.

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**16/04375/LBC - FORMER MIDDLESEX UNIVERSITY TRENT PARK,
BRAMLEY ROAD, N14 4YZ**

NOTED

The matters set out in minute 115 above.

AGREED that subject to referral to the Mayor of London and no objection being raised, and to the completion of the necessary legal agreements, the Head of Development Management or a Planning Decisions Manager be authorised to grant listed building consent.

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17/02280/RE4 - 201 HERTFORD ROAD, ENFIELD, EN3 5JH

NOTED

1. The introduction by Liz Sullivan, Acting Planning Decisions Manager, clarifying the proposal.
2. Councillor J. Charalambous returned to his seat and participated in the meeting.
3. An objection had been received from Enterprise Enfield:
 - Issues relating to the opening hours and operation of the reception; these were considered management issues to be discussed with the applicant/building owner.
 - Concern about loss of parking to the library – the applicant advises that the lease arrangements are normally pro-rata. Due to the vacancy, all spaces have been available to use by the ground floor but this was not an agreed arrangement.
4. Corrected proposed first floor plan (3562 (04) 004) which now omits the first floor disabled toilet. As shown there will be one on the ground floor.
5. Members' debate, and questions responded to by officers.
6. The support of the committee for the officers' recommendation, with 5 votes for and 4 abstentions.

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

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**16/00272/RE4 - TURIN ROAD PUBLIC OPEN SPACE, TURIN ROAD,
LONDON N9 8BT**

NOTED

1. The introduction by Liz Sullivan, Planning Decisions Manager, 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 amended conditions (No.5 and No.7).

Amended Conditions

No.5 - Prior to the commencement of the use of the facility, details shall be submitted to and approved in writing by the LPA demonstrating how visitor access to the pitches will be managed in the form of a management plan including detail of how dispersal from the site will be managed. Once approved those details shall be permanently maintained.

Reason: In the interest of security and amenity of neighbouring residents.

No.7 – Prior to the erection of the fencing, full elevation drawings of the proposed fence and detailed drawings/brochure detail showing the specific material and colour (which should be green) shall be submitted to and approved in writing by the LPA. The fencing shall be constructed in accordance with the agreed detail.

Reason: In the interest of the character and appearance of the open space.