

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 1 AUGUST 2017**

COUNCILLORS

PRESENT Toby Simon, Dinah Barry, Derek Levy, Anne-Marie Pearce, Donald McGowan and Jim Steven

ABSENT Jason Charalambous, Nick Dines, Ahmet Hasan, Bernadette Lappage, George Savva MBE and Elif Erbil (Enfield Lock)

OFFICERS: Peter George (Assistant Director, Regeneration and Planning), Kevin Tohill (Planning Decisions Manager), Liz Sullivan (Regeneration and Environment) and Dominic Millen (Group Leader, Traffic and Transportation) Metin Halil (Secretary) and Jane Creer (Secretary)

Also Attending: Dennis Stacey, Chair, Conservation Advisory Group
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 were received from Councillors' Lappage, Dines, Savva, J. Charalambous, Hassan and Erbil.

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DECLARATION OF INTERESTS

There were no declarations of Interest.

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**REPORT OF THE ASSISTANT DIRECTOR, PLANNING, HIGHWAYS AND
TRANSPORTATION (REPORT NO.45)**

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.

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17/00815/FUL - PUBLIC HOUSE, 50 -56 FORE STREET, LONDON, N18 2SS

NOTED

1. The introduction by Kevin Tohill, Planning Decisions Manager, clarifying the proposal.
2. Members' debate, and questions responded to by officers including the following points:
 - a. Lack of a reasonable amount of affordable housing for a development of this scale.
 - b. Clarification of the £10k for the consultation and implementation of a future CPZ as detailed as part of the Section 106 details.
 - c. Concerns regarding anti-social behaviour.
 - d. The site is an overdevelopment of a high density.
 - e. Proposed parking would result in the generation of additional traffic.
 - f. Lack of external amenity space.
3. Members' debate, and questions responded to by officers.
4. The view of the majority of the committee that they could not support the officers' recommendation, because of the cumulative effect of the issues of concern outlined above, with 1 vote for and 5 against.
5. The decision of the committee to refuse the application with 5 votes for and 1 against on the grounds of Lack of Affordable Housing; Density/Overdevelopment; Parking/Highways Impact and Amenity Space/Quality of Accommodation.

AGREED that planning permission be refused and that the detailed wording of the reasons would be agreed by the Committee by correspondence, as set out below.

Reasons for refusal agreed by email

1. Affordable Housing

Notwithstanding the viability information provided, it is considered that the proposal fails to provide the maximum reasonable amount of affordable housing for a development of this scale, contrary to policies 3.11 and 3.12 of the London Plan (2015), Policies CP3 and CP39 of the

Core Strategy and DMD 1 and DMD 3 of the Development Management Document.

2. Density

The proposed development particularly due to high density, together with its architectural approach, bulk, scale, mass and design, would result in the introduction of an overly intensive form of development. This would be detrimental to the character and appearance of the area, to the adjacent listed buildings and the Fore Street Conservation area. The development fails to integrate satisfactorily with its surroundings and would result in the introduction of a visually prominent form of development out of keeping with the surrounding area. It is thus considered that the proposal fails to take the opportunities available for improving the character and quality of the area, contrary to Policies CP5 and CP30 of the Core Strategy, Policies DMD6, DMD8, DMD10, DMD37 and DMD38 of the Development Management Document, London Plan Policies 3.4, 7.4 & 7.6 and the NPPF.

3. Parking

The proposed development would result in the generation of additional traffic and parking pressures on the local and strategic road network, adding to existing traffic and parking capacity issues. In this respect the development would be contrary to Policy 6.13 of the London Plan, CP 24 and CP30 of the Core Strategy and Policy DMD 45 and DMD 47 of the Development Management Document.

4. Amenity Space

The proposed development due to lack of communal amenity space and children's on-site play space, taken together with the inclusion of winter gardens rather than balconies, due to the design constraints, would fail to provide sufficient and meaningful external amenity space, resulting in a poor quality living environment for future residents. The proposal would be contrary to CP30 of the Core Strategy (2010), 3.5, 3.6 of the London Plan (2015), the London Housing SPG and DMD 8 and DMD 9 of the Development Management Document (2014).

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17/00555/FUL - YARD, GIBBS ROAD, LONDON, N18 3PU

NOTED

1. The introduction by Liz Sullivan, Interim Planning Decisions Manager, clarifying the proposal.
2. Members' debate, and questions responded to by officers.

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3. The unanimous support of the committee for the officers' recommendation.

AGREED that subject to securing an appropriate Legal Agreement, the Head of Development Control be authorised to Grant planning permission subject to conditions and completion of a Section 106 agreement.

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16/04184/RE4 - MALDON ROAD CAR PARK AND NEWSTEAD HOUSE, 19 MALDON ROAD, LONDON, N9 9QW

NOTED

1. The introduction by Kevin Tohill, 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 subject to the completion of a Unilateral Undertaking to secure the obligations set out in the report, the Head of Development Management/Planning Decisions Manager be authorised to GRANT planning permission in accordance with Regulation 3/4 of the Town and Country Planning General Regulations 1992 subject to conditions and Unilateral Undertaking, with delegated authority to finalise the schedule of conditions and wording thereof.