

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON TUESDAY, 27 JUNE 2017**

**COUNCILLORS**

**PRESENT** Toby Simon, Dinah Barry, Jason Charalambous, Nick Dines, Elif Erbil, Ahmet Hasan, Bernadette Lappage, Derek Levy, Anne-Marie Pearce, George Savva MBE and Jim Steven

**ABSENT** Donald McGowan

**OFFICERS:** Peter George (Assistant Director, Regeneration and Planning), Andy Higham (Head of Development Management), Kevin Tohill (Planning Decisions Manager), Robert Singleton (Planning Officer), Dominic Millen (Group Leader, Traffic and Transportation) and Catriona McFarlane (Legal Representative) Jane Creer (Secretary)

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

**53**

**WELCOME AND APOLOGIES FOR ABSENCE**

Councillor Simon, Chair, welcomed all attendees and explained the order of the meeting, and extended a particular welcome to Councillors Lappage and Erbil to their first meeting of Planning Committee.

Apologies for absence were received from Councillor McGowan, and apologies for lateness from Councillor Charalambous.

**54**

**DECLARATION OF INTERESTS**

NOTED that Councillor Dines had a pre-determined opinion given to residents in respect of application 17/01439/CEU – 21 Strayfield Road, Enfield, EN2 9JF and would speak as ward councillor but would take no part in the debate or vote on the application.

**55**

**MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 23 MAY 2017.**

**AGREED** the minutes of the Planning Committee meeting held on 23 May 2017 as a correct record.

**56**

**REPORT OF THE ASSISTANT DIRECTOR, REGENERATION AND PLANNING (REPORT NO. 12)**

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

**57**

**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.

**58**

**15/04916/FUL - 20 AND REAR OF 18 - 22 WAGGON ROAD, BARNET, EN4 0HL**

NOTED

1. The introduction by Kevin Tohill, Planning Decisions Manager, clarifying the proposals and the officers' recommendation.
2. The deputation of Mr David Harbott, neighbouring resident, representing the views of himself and other neighbours and Hadley Wood Neighbourhood Forum and Hadley Wood Association.
3. A response from the agent, who was unable to attend the meeting, was read out.
4. Members' debate, and questions responded to by officers.
5. In response to concerns raised in relation to the applicant's viability statement and that no contribution to affordable housing was proposed, the Chair asked Members to indicate whether they considered the application acceptable in planning terms, setting aside the issue of contribution to Affordable Housing. A majority of the committee supported the granting of planning permission: 7 votes in favour and 2 against.
6. The Chair's recommendation that a decision on the application be deferred, on the sole issue of the contribution to affordable housing, was supported unanimously by the committee. Officers were authorised to negotiate the contribution further and to submit a report to a future meeting of Planning Committee for approval.

**AGREED** that a decision be deferred.

**Reason:** Members not satisfied with the level of affordable housing contribution and requested scheme viability/viability assessment be reviewed. No objection to the remainder of the scheme.

**59**

**16/03643/FUL - 1 BODIAM CLOSE AND 1 - 3 PEVENSEY AVENUE, ENFIELD, EN1 3HZ**

NOTED

1. The introduction by Andy Higham, Head of Development Management clarifying the proposal and highlighting Planning Officers' concerns.
2. The deputation of Ms Carolyn Apcar, the agent on behalf of the applicant.
3. Members' debate and questions responded to by officers.
4. The majority of the committee did not support the officers' recommendation of refusal.
5. Members requested further negotiations between officers and the applicant in respect of minor amendments to the application and suitable conditions that would enable a recommendation of approval of planning permission to be brought forward.
6. The unanimous support of the committee for the Chair's recommendation that a decision be deferred to a future meeting so that a set of conditions linked to an approval of planning permission be submitted to Planning Committee.

**AGREED** that a decision be deferred to a future meeting.

**60**

**17/00275/FUL - 1 WINDSOR ROAD, LONDON, N13 5PP**

NOTED

1. The introduction by Kevin Tohill, Planning Decisions Manager, clarifying the proposal and the planning history and relevant decisions.
2. The Chair had received a deputation request on the day of the meeting, but as it did not comply with the published procedure and gave insufficient time to notify the applicant, the depute would not be permitted to address the committee. A written representation had been tabled this evening.
3. Members' debate, and questions responded to by officers, with a request for an additional condition in respect of proposed windows.
4. The unanimous support of the committee for the officers' recommendation, with one abstention.

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

61

**15/05516/FUL - 465 - 469 GREEN LANES, LONDON, N13 4BS**

NOTED

1. The introduction by Kevin Tohill, Planning Decisions Manager, clarifying the proposal.
2. Members' debate, and questions responded to by officers. Two additional conditions were suggested in response to concerns raised.
3. The unanimous support of the committee for the officers' recommendation.

**AGREED** that planning permission be approved, subject to the conditions set out in the report and additional conditions below.

**Condition:**

Details to be submitted to secure improvement to front elevation of property on Green Lanes frontage and juxtaposition with underpass through to development at rear.

**Reason:** In the interests of the visual amenities of the development in the street scene.

62

**16/05535/RM - PARCEL A, CHASE FARM HOSPITAL, THE RIDGEWAY, EN2 8JL**

NOTED

1. The introduction by Robert Singleton, Principal Planning Officer, clarifying the proposals and highlighting the key issues for Members' consideration.
2. An amendment to Condition 1 in respect of brick detailing.
3. The report had sought delegated authority to continue negotiations on final design details for the corner flatted blocks, but officers had now achieved a suitable design solution.
4. The Chair's thanks were recorded on behalf of the committee to the officers for all their hard work.
5. The statement of Dennis Stacey, Chair of Conservation Advisory Group.
6. Members' debate, and questions responded to by officers.
7. The unanimous support of the committee for the officers' recommendation.

**AGREED**

- (1) That the Reserved Matters (conditions 57, 58, 59 and 60) be approved, subject to the conditions set out in the report, and amendment to Condition 1.
- (2) That conditions 62 and 66 be discharged.

**Condition 1** – to include reference to details regarding additional brick detailing.

**63**

**SUSPENSION OF COUNCIL CONSTITUTION - TIME OF MEETING**

**AGREED** that the rules of procedure within the Council's Constitution relating to the time meetings should end (10pm) be suspended for a period of 30 minutes to enable the business on the agenda to be completed.

**64**

**FUTURE MEETINGS**

NOTED

1. The meeting of Planning Committee on 18 July 2017 would focus on the application in respect of the former Middlesex University Campus, Trent Park.
2. A site visit to Trent Park would be scheduled at 09:30am on Saturday 15 July 2017 to meet on site.
3. A Member briefing in respect of Development Viability and Affordable Housing would be scheduled at 6:30pm on 18 July 2017.
4. The scheduled date of 1 August 2017 would be required for a meeting of Planning Committee.

**65**

**REVIEW OF ENFORCEMENT AT 1 SIMPSON CLOSE, N21 1SR**

NOTED

1. Plans showing the existing extensions had been circulated to Members.
2. Introduction and background information on the matter, provided by Andy Higham, Head of Development Management.
3. Members' queries responded to by Andy Higham.
4. The unanimous agreement of the committee for the officers' recommendation, with one abstention.

**AGREED** that Members noted the contents of the report regarding the single storey rear extension and two storey side extension at 1 Simpson Close, and

having regard to the need to take action and the public interest in doing so, confirm that the enforcement notice is withdrawn.

**66**

**17/01439/CEU - 21 STRAYFIELD ROAD, ENFIELD, EN2 9JF**

**NOTED**

1. The withdrawal of Councillor Dines from his seat on the committee for the item as he wished to address the committee as Chase Ward Councillor.
2. The introduction by the Head of Development Management, clarifying the application and the relevant legislation.
3. The deputation of Councillor Nick Dines, Chase Ward Councillor.
4. Councillor Dines then left the room and took no part in the debate or vote on the item.
5. The response by Mr Ian Leighton, agent, Senior Architect at Green Planning Studio, on behalf of the client.
6. Members' debate, and queries responded to by the Head of Development Management.
7. The unanimous support of the committee for the officers' recommendation, with one abstention.

**AGREED** that a Lawful Development Certificate be granted.