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PLANNING COMMITTEE - 10.4.2018

## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY, 10 APRIL 2018

### COUNCILLORS

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

**ABSENT** Jason Charalambous and Dominic Millen.

**OFFICERS:** Andy Higham (Head of Development Management), Peter George (Assistant Director, Regeneration and Planning), David Gittens (Planning Decisions Manager), Gary Murphy (Regeneration Planning) and Metin Halil (Secretary)

**Also Attending:** Dennis Stacey (Chair – CAG) and 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 Councillor J. Charalambous and from Dominic Millen (Group Leader Transportation).

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### DECLARATION OF INTERESTS

There were no declarations of interest.

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### MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 1 MARCH 2018 & TUESDAY 20 MARCH 2018

**AGREED** the minutes of the Planning Committee meetings held on 1 March 2018 & 20 March 2018 as correct records.

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**REPORT OF THE ASSISTANT DIRECTOR, REGENERATION AND PLANNING (REPORT NO.182)**

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

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**ORDER OF THE AGENDA**

**AGREED** that the order of the agenda be amended to accommodate those in attendance. The minutes follow the order of the meeting.

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**17/03634/FUL - THE FOX PUBLIC HOUSE, 413 GREEN LANES, N13 4JD**

NOTED

1. The introduction by Andy Higham, Head of Development Management, clarifying the proposal.
2. The deputation of Ms Jane Maggs (Southgate District Trust)
3. The statement of Dennis Stacey (Chair of the Conservation Advisory Board).
4. The response of Mr Matthew Anderson (Agent – Lateral Property Group). Mr Anderson also read out a statement from Mr David Eden, local resident.
5. Planning officers' response to points raised including the following:
  - a. The reduction in size of the community function room would not undermine the Asset of Community Value (ACV) status.
  - b. Concerns about the soundproofing of the community function room, which were shared by the Committee.
  - c. Concerns regarding affordable housing regarding shared ownership and control over the proposed service charges.
6. Members' debate and questions responded to by officers.
7. The unanimous support of the committee for the officers' recommendation.

**AGREED** that the Head of Development Management/Planning Decisions Manager be authorised to grant planning permission subject to conditions, completion of Section 106 Agreement, revision of Condition 32, and additional conditions to require use of a soundproof divider for the community function room and to ensure indefinite maintenance of the landscaping, trees and communal areas.

Final Conditions to be agreed by the Chair, Vice Chair and Opposition lead.

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18/00151/RE4 - 33-75 OXFORD GARDENS, LONDON, N21 2AN

NOTED

1. The introduction by David Gittens, Planning Decisions Manager, clarifying the proposal.
2. The deputation of Mr Chris Affonso (Local Resident)
3. Planning officers' response to points raised.
4. Members' debate and questions responded to by officers.
5. The unanimous support of the committee to defer the decision.
6. Housing to be asked to attend Committee to respond to the points raised by the Deputee.

**AGREED** to defer the decision to a future Committee meeting.

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17/02566/FUL - 8 OAKWOOD PARADE, QUEEN ANNES PLACE, ENFIELD, EN1 2PX

NOTED

1. The introduction by David Gittens, Planning Decisions Manager, clarifying the proposal.
2. Planning officers' response to points raised, including the following:
  - a. Overdevelopment
  - b. Design
3. Members' debate and questions responded to by officers.
4. The support of the majority of the committee to refuse the officers recommendation of approval subject to conditions and completion of Section 106 agreement: 5 votes for and 6 against.
5. Members' further debate and questions responded to by officers including the following points:
  - a. As the principle of the development was accepted, deferral of the decision was discussed, so as to allow the applicant to come back with a better design.
  - b. As there would be a new planning committee that would hear this application, if deferred, officers felt that a decision would be more appropriate; refusal of the application would also give the applicant a right of appeal.
  - c. The reasons for refusal would be on the grounds of design and the impact on the conservation area.
  - d. The applicant's architect felt that he had been led to this point by planning officers. The Chair clarified that officers' advise on what they believe would be acceptable and also listen to advice from

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conservation groups. The revised designs would come back to CAG.

6. The support of the majority of the committee in favour of refusal on the grounds of design and impact on the conservation area: 6 votes for and 5 against.

**AGREED** that planning permission be refused for the reason set out below:

The design and appearance of the proposed development, and its relationship to the conservation area, were considered unacceptable and thus contrary to policy.

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**18/00608/RE4 - BUSH HILL PARK PRIMARY SCHOOL, MAIN AVENUE, ENFIELD, EN1 1DS**

NOTED

1. The introduction by David Gittens, Planning Decisions Manager, clarifying the proposal.
2. The unanimous support of the committee for the officers' recommendation.

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**DATES OF FUTURE MEETINGS**

**NOTED**, that it was likely that one further meeting would be required in the coming weeks , on 25 April or 1 May – later fixed for 1 May.