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PLANNING COMMITTEE - 23.4.2019

## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY, 23 APRIL 2019

### COUNCILLORS

**PRESENT** Mahmut Aksanoglu, Maria Alexandrou, Chris Bond, Sinan Boztas, Elif Erbil, Ahmet Hasan, Gina Needs, Sabri Ozaydin, Michael Rye OBE, George Savva MBE, Jim Steven, Mahtab Uddin and Chris Horner (Conservation Area Group)

### ABSENT

**OFFICERS:** Andy Higham (Head of Development Management), Sharon Davidson (Planning Decisions Manager), David Gittens (Planning Decisions Manager), Vincent Lacovara (Head of Planning), Sujata Majumdar (S106 Project Manager), Kevin Tohill (Planning Decisions Manager), John Hood (Legal Services), Dominic Millen (Group Leader Transportation) and Philip Wadsworth (CIL & Section 106 Infrastructure Manager)  
Jane Creer (Secretary) and Metin Halil (Secretary)

**Also Attending:** 17 members of the public, applicant and agent representatives  
Simon Allin – Enfield Independent

**1094**

### WELCOME AND APOLOGIES FOR ABSENCE

Councillor Aksanoglu, Chair, welcomed all attendees.

**1095**

### DECLARATION OF INTEREST

NOTED there were no declarations of interest.

**1096**

### MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 19 MARCH 2019

**AGREED** that the minutes of the Planning Committee meeting held on Tuesday 19 March 2019 were agreed as a correct record.

NOTED

1. Councillor Bond referred to minute No.975 – 18/02170/FUL – Russett House School, 11 Autumn Close, EN1 4JA – stating that there was mention of an opening on the north side of the A10 as an exit from the school.
2. Andy Higham (Head of Development Management) clarified that he had contacted Keith Rowley (Director of School Expansions & Asset Management support) about this but had not received a response yet. He will be following this up and would then e-mail the Committee).

**1097**

**REPORT OF THE HEAD OF PLANNING (REPORT NO.219)**

RECEIVED the report of the Head of Planning.

**1098**

**ORDER OF THE AGENDA**

**AGREED** to vary the order of the agenda. The minutes follow the order of the meeting.

**1099**

**SECTION 106 MONITORING REPORT (REPORT NO.224)**

NOTED

1. After a short debate, this item was unanimously deferred to a future separate planning committee meeting.

**1100**

**18/01539/FUL - 70A AND 72 THE RIDGEWAY, ENFIELD, EN2 8JB**

NOTED

1. The introduction by David Gittens, Planning Decisions Manager, clarifying the proposals.
2. The deputation of Stephen Woods, neighbouring resident.
3. The response of Alfie Yeatman, Agent.

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4. There was a clarification of the mix of units, these were 5 x 2 bedroom units and 4 x 3 bedroom units.
5. Members debate and questions responded to by officers.
6. There was a general discussion regarding the various merits of the proposed scheme s. This prompted a request to defer determination of the planning application pending a Member site visit was not accepted. , the committee voted 5 votes for, 6 votes against and 1 abstention.
7. The support of the majority of the Committee to defer the application: 11 votes for and 1 vote against.

**AGREED** that the application be deferred.

**Reason:** To secure improvement in affordable housing.

**1101**

**18/03590/FUL - WALKER PRIMARY SCHOOL, WATERFALL ROAD, LONDON, N14 7EG**

NOTED

1. The introduction by Kevin Tohill, Planning Decisions Manager, clarifying the proposals.
2. No additional items were reported, but there was a request for the Head of Development Management to have delegated authority to agree the conditions.
3. The deputation of Brian Kavanagh (agent), in response to the objection made by Emma Stannard (neighbouring resident).
4. The statement of Councillor Stephanos Ioannou, Southgate Ward Councillor.
5. The statement of Chris Horner (Conservation Advisory Group).
6. Members' debate and questions responded to by officers.
7. The unanimous support of the of the Committee for the officers' recommendation.

**AGREED** that planning permission be granted, subject to the conditions set out in the report and that the Head of Development Management/Planning Decisions Manager be authorised to agree the conditions and grant conditional planning permission.

**1102**

**19/00632/FUL - MERIDIAN WORKS, UNITS 4, 5, 6, 9 AND 9A AND ADJACENT LAND AT ORBITAL BUSINESS PARK, 5 ARGON ROAD, EDMONTON, N18 3BW**

NOTED

1. The introduction by Sharon Davidson, Planning Decisions Manager, clarifying the proposals.
2. The following updates to the report as reported:
  - **Traffic, Transport and Access**  
Trip Generation

The committee report states that the mode share projections used to inform the TA are based on ticket sales and customer survey results.

To clarify, there has been no customer survey carried out yet to inform the projections for this event. The projections are based on ticket sales and information gained from previous years events in other locations. A customer survey of this event is expected to be carried out by the applicant to inform mode share data for any future events at the site.

#### *Pedestrian Access*

Para 9.35 – The committee report states that pedestrian points of access to the site will be provided along the southern boundary with Tottenham Marshes. To clarify, all access into and out of the site for festival goers will be over the bridge over Pymmes Brook. Whilst a pedestrian route will be provided through Tottenham Marshes as shown in Figure 1, pedestrians will be routed towards the main entrance to the festival across the bridge. The access points from the site onto the marsh are emergency routes only.

To clarify, the final ingress/egress plan will be submitted to and agreed with the LPA prior to the event. However, the main ingress to the site will be through a stewarded route through the marshes and over the bridge or along Watermead Way/Meridian Way and Leaside Road. Entry to the event through the marshes will only be permitted up until 8pm after which time access will not be permitted given this route will be unlit. Egress from the event will be along Leaside Road and Meridian Way and not permitted through Tottenham marshes.

- **Consultation Update**  
Transport for London

TfL have confirmed that the proposal as it stands is acceptable subject to conditions requiring the provision of cycle parking (the applicant intends to provide a 30m x 30m facility with capacity for up to 1000 bikes which TfL deem sufficient for this event) and a requirement that a transport survey is undertaken during the festival to ascertain whether the predictions made in the transport management plan regarding mode share are accurate. An additional condition to cover this is recommended.

Objections have been received from Tottenham Hotspurs Football Club and Stonebridge Lock Coalition since the report was

published. (The Spurs letter was circulated in full for Members). In summary, the objections raised are:

THFC

THFC have stated that whilst there are no major events (over 10,000 spectators) planned to take place at the stadium at the same time as the festival, that in the absence of key timetabling information to confirm that sufficient public transport capacity exists they object to the application especially in the absence of express support from TfL, British Transport Police and the Metropolitan Police.

*Officer Response:*

Full consideration of the impact on the transport network is provided in section 9 of the committee report and has been based on the latest available timetabling information for train and underground services.

The Transport Management Plan and Event Management Plan also provide details of crowd management to ensure that transport nodes are not overwhelmed.

Since the publication of the report TfL have confirmed that they have no objections to the proposals. The Police have been consulted but have not commented on the planning application. They are involved in the Licensing process and I understand that they are not raising objections to this individual event on capacity ground.

Stonebridge Lock Coalition

10 mature trees have been felled on the Wild Marsh West line to provide emergency exits for these events.

The events will encourage footfall through the marsh and the noise and light pollution from the events will extend beyond the usual daytime period disrupting nesting birds and breeding mammals and foraging bats. There will be increased levels of litter entering the Lee Navigation and Pymmes Brook as a result of the event.

The organisers should be required to provide habitat enhancements and ecological features to ensure there is a biodiversity net gain.

*Officer Response:*

Clearance of trees has taken place outside of the application site and outside the control of the LPA. It is understood however, that the applicant has carried out these works in agreement with the Lee Valley Regional Park Authority, guardians of the Marsh.

Festival goers will use an existing route through the marsh that will be unlit. Lighting levels and lighting direction at the event site will be

agreed with the LPA to ensure that sensitive areas are protected to limit any adverse impacts on special ecological areas.

Conditions have been imposed to ensure litter and waste are minimised, managed appropriately and cleared from the site and adjoining areas.

- **Ecological Survey Update**

Since the publication of the report further survey work has been undertaken to establish the presence of breeding birds at the site. These took place on the 8<sup>th</sup> and 15<sup>th</sup> April with 2 further surveys planned on 25<sup>th</sup> April and 2<sup>nd</sup> May.

The applicant has provided an interim report in the absence of the completion of the surveys to inform officers and members of the committee of the latest position with regards to protected species.

The ecologist who carried out the surveys has confirmed that there were no sightings of black redstart, either on site or in the surroundings. It was noted that the IKEA building next to the site is using visual and audible bird deterrents which may reduce the likelihood of black redstart and other breeding birds occurring on site. Feral pigeons *Columba livia* were recorded in Unit 9 on site. The applicant's ecologist has advised that the noise disturbance from the festival is not likely to significantly disturb nesting pigeons or other common, urban nesting birds, to the point where the nest is abandoned or young impacted. However, they have identified appropriate mitigation measures to protect the nests and these have been confirmed as acceptable by the Council's own Ecological Consultant.

The additional surveys planned remain necessary as it is still early in the nesting season. Conditions to secure appropriate mitigation would be added following receipt of final report should the findings remain consistent with the above.

3. Members debate and questions responded to by officers.
4. The support of the majority of the Committee for the officers' recommendation: 10 votes for and 2 abstentions.

**AGREED** that subject to the receipt of satisfactory ecological survey results, the Head of Development Management/Planning Decisions Manager be authorised to grant planning permission subject to conditions and add any additional planning conditions necessary to secure appropriate mitigation as well as make any minor amendments to the wording of the conditions in the report.

1103

19/00722/FUL - 47 RUSSELL ROAD, ENFIELD, EN1 4TN

NOTED

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1. The introduction by Kevin Tohill, Planning Decisions Manager, clarifying the proposals.
2. Receipt of Revised Plans reconfiguring the design of the proposed rear extension but maintaining a height of 2 metres on the boundary with the neighbouring properties.
3. Explanation of the relationship to these neighbouring properties in light of adopted policy.
4. Members' debate and questions responded to by officers'.
5. The unanimous support of the Committee for the officers' recommendation.

**1104**

**ANY OTHER BUSINESS**

**NOTED**

1. Proposal by Vincent Lacovara (Head of Planning) to arrange site visits to other London Borough's, to seek out Committee Members' views on the benefits of site visits to developments elsewhere in London.
2. These would include:
  - High density residential schemes
  - Tower developments
  - High affordable housing
  - Infill and small sites
3. Members to e-mail officers regarding:
  - How many visits
  - Time of visits i.e. morning, afternoon or Saturdays
  - Member availability

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