

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 4 FEBRUARY 2020**

COUNCILLORS

PRESENT Mahmut Aksanoglu, Sinan Boztas, Mahym Bedekova, Chris Bond, Elif Erbil, Ahmet Hasan, Hass Yusuf, Michael Rye OBE, Jim Steven and Maria Alexandrou

ABSENT Tim Leaver

OFFICERS: Andy Higham (Head of Development Management), David Gittens (Planning Decisions Manager), Claire Williams (Planning Decisions Manager), Gideon Whittingham (Principal Planning Officer) and Catriona McFarlane (Legal Representative) Jane Creer (Secretary)

Also Attending: 30 members of the public, applicant and agent representatives
1 x Press representative

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WELCOME AND APOLOGIES FOR ABSENCE

Councillor Aksanoglu, Chair, welcomed all attendees.

Apologies for absence were received from Councillor Leaver and Dennis Stacey (Chair of Conservation Advisory Group) and Dominic Millen (Group Leader – Transport Planning and Policy).

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DECLARATION OF INTEREST

NOTED

Councillor Alexandrou declared a pecuniary interest in item 4, 1-44 Avalon Close, Enfield, as the developer was her brother. She would leave the room and take no part in the discussion or vote on the application.

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REPORT OF THE HEAD OF PLANNING (REPORT NO.207)

RECEIVED the report of the Head of Planning.

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19/00901/FUL - 1-44 AVALON CLOSE, ENFIELD, EN2 8LR

NOTED

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1. Having declared a pecuniary interest, Councillor Alexandrou left the room and took no part in the discussion or vote on the application.
2. The introduction by Gideon Whittingham, Principal Planning Officer, clarifying the proposals and highlighting the key issues.
3. The tree to be removed would now be retained.
4. Receipt of updated plans showing the relationship between the proposed development and existing flats, and included in the presentation.
5. The deputation of Johanna Kernot and Sally Mantell on behalf of residents of Avalon Close, speaking against the officers' recommendation.
6. The statement of Councillor Lee David-Sanders, Highlands Ward Councillor, speaking in support of residents.
7. There was no representative from Capita Planning Consultancy in attendance who came forward to speak in response.
8. Members' debate and questions responded to by officers.
9. During the discussion, concerns were raised regarding the design of the additional floor and its impact on the amenities of residents living on the third floor. It was agreed that a concern regarding the height and visual impact could not be sustained and this was accepted.
10. The majority of the committee did not support the officers' recommendation: 2 votes for, 3 votes against and 4 abstentions.
11. The unanimous support of the committee with 1 abstention that planning permission be refused for the reasons below.

AGREED that planning permission be refused for the following reasons:

- 1) The proposed development, by reason of its design and resultant appearance relative to the existing blocks, would result in an unsympathetic and incongruous form of development detrimental to the appearance of the existing blocks and their setting and appearance within the wider area. This would be harmful to the character of the locality contrary to Policies 7.4 and 7.6 of the London Plan 2016, Policy CP30 of the Core Strategy 2010 and Policies DMD8, DMD13 and DMD37 of the Enfield Development Management Document 2014.
- 2) The proposed development, by reason of the siting and structural design leading to the enclosure by the additional floor of existing residential windows / doors would result in a harmful loss of privacy and outlook detrimental to the amenities of the existing occupiers at third floor level of Avalon Close, contrary to Policy 7.6 of the London Plan 2016, Policies CP4 and CP30 of the Core Strategy and Policy DMD8 of the Enfield Development Management Document 2014.

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19/03802/RE4 - REARDON COURT, 26 COSGROVE CLOSE, LONDON N21 3BH

NOTED

1. The introduction by Claire Williams, Planning Decisions Manager, clarifying the proposals and highlighting the key issues.
2. An update note had been circulated to Members confirming rent levels, SuDs condition and updated Transport Assessment.

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3. The deputation of Inez Kirby, on behalf of residents of Carpenter Gardens, speaking against the officers' recommendation.
4. The response of Bindi Nagra (Director, Health and Adult Social Care, London Borough of Enfield) and Akram Hamouda (Architect) in support of the recommendation.
5. Members' debate and questions responded to by officers.
6. The unanimous support of the committee with 1 abstention for the officers' recommendation.

AGREED that in accordance with Regulation 4 of the Town and Country Planning General Regulations 1992, planning permission be deemed to be granted, subject to the conditions set out in the report and additional conditions.

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19/02921/FUL - ENFIELD RETAIL PARK, 16 CROWN ROAD, ENFIELD EN1 3RW

NOTED

1. The introduction by Gideon Whittingham, Principal Planning Officer, clarifying the proposals and highlighting the key issues.
2. The deputation of Andrew Corrin (Lambert, Smith, Hampton) on behalf of the applicant, speaking in support of the officers' recommendation.
3. Members' debate and questions responded to by officers.
4. The unanimous support of the committee for the officers' recommendation.

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

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FUTURE MEETINGS

NOTED that the Southgate Office Village application would likely be submitted to Planning Committee Tuesday 24 March, with a Member site visit on Saturday 21 March 2020.