PLANNING COMMITTEE - 23.6.2020

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 23 JUNE 2020

COUNCILLORS

PRESENT
Mahmut Aksanoglu, Sinan Boztas, Mahym Bedekova, Elif Erbil, Ahmet Hasan, Tim Leaver, Hass Yusuf, Michael Rye OBE and Jim Steven

ABSENT
Maria Alexandrou and Chris Bond

OFFICERS:
Andy Higham (Head of Development Management), Evie Learman (Principal Planning Officer), Catriona McFarlane (Legal Representative) and Dominic Millen (Group Leader Transportation) Jane Creer (Secretary) and Metin Halil (Secretary)

Also Attending:
Councillors Stephanos Ioannou, Charith Gunawardena and Derek Levy (Southgate Ward Councillors)
Deputees: Preenal Gondhea, Ralph Kley, Marianne Linden, and Chris Horner
Representative of the Agent: Holly Mitchell
Members of the public, applicant and agent representatives were able to observe the meeting live online.

584
WELCOME AND APOLOGIES FOR ABSENCE

NOTED

1. Councillor Aksanoglu, Chair, welcomed all attendees to the meeting, which was being broadcast live online. Committee members confirmed their presence and that they were able to hear and see the proceedings.
2. Apologies for absence were received from Councillor Maria Alexandrou who due to a conflict of interest would not have been permitted to debate or vote on the single agenda item, from Councillor Chris Bond, and from Dennis Stacey (Chair, Conservation Advisory Group).
3. Council officers involved in the meeting were introduced.

585
DECLARATION OF INTEREST

NOTED there were no declarations of interest from Members present.

586
MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 21 MAY 2020 AND TUESDAY 2 JUNE 2020
PLANNING COMMITTEE - 23.6.2020

NOTED that the minutes of the Planning Committee meetings held on Tuesday 21 May 2020 and Tuesday 2 June 2020 were agreed as a correct record.

587
REPORT OF THE HEAD OF PLANNING (REPORT NO.263)

RECEIVED the report of the Head of Planning.

588
19/01941/FUL - SOUTHGATE OFFICE VILLAGE, 286 CHASE ROAD, LONDON, N14 6HF

NOTED

1. An update report for Members had been published and circulated by email.
2. A Member site visit had taken place on Saturday 20 June 2020.
3. The introduction by Andy Higham, Head of Development Management, clarifying the proposals and highlighting the key issues and policy considerations.
4. There had been a Planning Panel public meeting in January 2020, the notes of which were appended to the officers’ report, and over 1000 comments had been received in respect of this application.
5. Receipt of objections from Bambos Charalambous Member of Parliament for Enfield Southgate and Joanne McCartney, Assembly Member for Enfield and Haringey, as set out in the update report.
6. Receipt of a further three letters of objection raising concerns including overshadowing, residential amenity, health and safety of school children, air pollution, impact on parking, impact on property values, construction noise, and affect on mental health.
7. Receipt of one further letter of support in respect of the shortage of housing and need for new homes, especially close to stations.
8. Further additional conditions in respect of Fire Statement, opaque glazing and window openings, disabled car parking, waste strategy, permitted development, and amalgamation of Condition 13 with Condition 21.
9. Receipt of a written representation from Denise Gandhi (Southgate Green Association), against the officers’ recommendation, circulated to Members.
10. The deputation of Preenal Gondhea (MRICS Chartered Surveyor, member of Southgate District Civic Voice planning group and local resident.) speaking against the officers’ recommendation.
11. The deputation of Ralph Kley (neighbouring resident) speaking against the officers’ recommendation.
12. The deputation of Marianne Linden on behalf of residents of Hillside Grove and Park Road speaking against the officers’ recommendation. Without having got permission from the committee, Marianne Linden handed over to Jonathon of 43 Hillside Grove to make part of the deputation.
13. The deputation read out on behalf of Chris Horner (Southgate District Civic Voice - Conservation Advisory Group rep) against the officers’ recommendation.

15. The statement of Councillor Charith Gunawardena, Southgate Ward Councillor against the officers’ recommendation.

16. The statement of Councillor Derek Levy, Southgate Ward Councillor against the officers’ recommendation.

17. The statement in response from Holly Mitchell, Simply Planning, agent on behalf of Viewpoint Estates, the applicant.

18. Members’ debate and questions responded to by officers.

19. The Committee voted unanimously not to support the officers’ recommendation.

20. Councillor Rye’s proposal, seconded by Councillor Boztas, that planning permission be refused on the grounds of height, bulk and massing; affordable housing and the housing mix; impact on the setting of heritage assets; visually intrusive and having a detrimental impact on residential properties.

21. The unanimous support of the Committee for refusal of the application.

AGREED that the application be refused for the following reasons.

Height, Bulk & Massing

The proposed development, due to its height, bulk and massing would result in an intrusive and incongruous form of development which fails to integrate satisfactorily with its surroundings. The height of the proposed towers in particular is excessive in this location and would result in an inappropriately visually prominent form of development that would be out of context and unduly dominant. The development would be detrimental to and in contrast to the prevailing character and appearance of the area and would be contrary to Policies 3.5, 7.4, 7.6 and 7.7 of the London Plan, Policy D3 & 4 of the draft London Plan (Intend to Publish), Policies CP4 and CP30 of the Core Strategy, Policies DMD6, DMD8, DMD37 and DMD 43 of the Development Management Document.

Affordable Housing

The proposed development, notwithstanding the viability information provided, fails to provide an appropriate amount and mix of affordable housing in terms of the split between social rental and intermediate housing having regard to the requirements of Policy CP3 of the Council’s adopted local plan. The development of this site would therefore fail to contribute appropriately to the supply of affordable housing in the borough, contrary to the Policies 3.10, 3.11 and 3.12 of the London Plan 2016, Policies CP3 of the Core Strategy 2010 and Policy DMD1 of the Development Management Document 2014.

Setting of Heritage Assets

The proposed development, due to its height, bulk and massing would result in an intrusive, incongruous and visually prominent form of development that would cause less than substantial harm to the setting of the adjoining heritage assets.
assets with insufficient public benefits provided by the development to outweigh this harm. Harm would specifically be caused to the setting of the Grad II* listed Southgate Underground Station and the setting of the Southgate Circus Conservation Area. The development therefore is considered to be 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 7.8, Policies D3 and D9 of the draft London Plan (Intend to Publish) as well as the NPPF.

Residential Amenity

The proposed development due to its height, bulk and massing, would give rise to conditions prejudicial to the amenities of the adjacent and nearby residential properties due to the visual intrusion, sense of enclosure and overlooking caused. This would be contrary Policies DMMD8, DMD10, DMD37 and DMD43 of the Development Management Document, London Plan Policies 3.5, 7.6, 7.8 and Policies D3 & HC1 of the draft London Plan (Intend to Publish)

589 FUTURE MEETING DATES

NOTED

1. Future meeting dates for 2020/21 and committee membership would be agreed at Annual Council on 1 July 2020.
2. Councillor Aksanoglu thanked everyone who had participated in this meeting for their hard work and contributions, and thanked Members and officers for all the support they had given him during his time as Chair of Planning Committee.