

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON TUESDAY, 1 SEPTEMBER 2020**

**COUNCILLORS**

**PRESENT** Maria Alexandrou, Kate Anolue, Sinan Boztas, Elif Erbil, Ahmet Hasan, Michael Rye OBE, Jim Steven, Hass Yusuf, Doug Taylor and Susan Erbil

**ABSENT** Mahym Bedekova

**OFFICERS:** Andy Higham (Head of Development Management), Dominic Millen (Group Leader Transportation), Gideon Whittingham (Principal Planning Officer), David Gittens (Planning Decisions Manager) and Claire Williams (Planning Decisions Manager) and Metin Halil (Secretary)

**Also Attending:** Members of the public, applicant and agent representatives were able to observe the meeting live online.

**1  
WELCOME AND APOLOGIES FOR ABSENCE**

NOTED

1. Councillor Boztas (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 Bedekova.

**2  
DECLARATION OF INTEREST**

NOTED

1. There were no declaration of interests.

**3  
MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 4  
AUGUST 2020**

NOTED

1. The minutes of the Planning Committee meeting held on Tuesday 4 August 2020 would now be agreed at the next Planning committee meeting on the 22 September 2020.

4

**REPORT OF THE HEAD OF PLANNING**

RECEIVED the report of the Head of Planning.

5

**20/01169/RE4 - WINCHMORE SCHOOL, LABURNUM GROVE, LONDON, N21 3HS**

NOTED

1. The introduction by Claire Williams, Planning Decisions Manager, clarifying the proposals.
2. The deputation of Tom Vass (neighbouring resident) speaking against the officers' recommendation.
3. The response of Rachel Banford (Agent).
4. Members debate and questions responded to by officers'.
5. Members concern in relation to the proposed floodlights to the MUGA and that retractable floodlights should be considered, access arrangements to the development, comments of the SUDS officer, Bio-diversity of the MUGA concerning badgers and bats within the vicinity and security lighting around the development.
6. The unanimous support of the Committee for the officers' recommendation: 10 votes for.

**AGREED** that in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992, planning permission be deemed granted subject to conditions and to revisions to conditions.

**Note:**

- Amendment to Condition 29 to include reference to automatic turn off of floodlights.
- Condition 8 – Landscape condition to include full planting/maintenance details.

6

**20/01021/FUL - ARK JOHN KEATS ACADEMY 52 BELL LANE EN3 5PA**

NOTED

1. The introduction by Gideon Whittingham, Principal Planning Officer, clarifying the proposals.
2. The principle of the replacement building and associated alterations to the site are appropriate given their size, form and detailed design. The proposal would not have a detrimental impact on the character and appearance upon the school buildings or the wider area and would protect the openness of the land designated as MOL.

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3. The temporary siting of accommodation on the tennis courts is considered appropriate and would protect the openness of the land designated as MOL.
4. The 3-storey replacement building, by virtue of its size, location and proximity would not harm the amenity of occupying and neighbouring residents.
5. The proposal would not cause any unacceptable harm upon highway safety or the flow of traffic in the locality.
6. The design and construction of the proposal would have appropriate regard to environmental sustainability issues including energy and water conservation, renewable energy generation, and efficient resource use.
7. The proposal would replace where required and protect trees of amenity and biodiversity value.
8. Members debate and questions responded to by officers'.
9. The unanimous support of the Committee for the officers' recommendation: 9 votes for. Councillor Anolue was unable to cast her vote.

**AGREED** that planning permission be granted subject to conditions and amendment to condition.

**Note:** Members requested that the condition on replacement planting specifies 20 trees.

**7**

### **19/02283/VAR - SOCIAL CLUB 97 ORDNANCE ROAD ENFIELD EN3 6AG**

NOTED

1. The introduction by Gideon Whittingham, Principal Planning Officer, clarifying the proposals.
2. The proposal would re-provide a suitable replacement community facility that maintains public provisions and accessibility.
3. The proposal would re-provide 14 dwellings of a good standard of living accommodation that would contribute to the housing stock in the borough.
4. The proposal would make an affordable housing contribution.
5. The redevelopment of the site and replacement buildings are appropriate given their size, form and detailed design. The proposal would not have a detrimental impact on the character and appearance of the street scene or the wider area.
6. The proposal would not cause any unacceptable harm upon highway safety or the flow of traffic in the locality.
7. The proposal, by virtue of its size, location and proximity would not harm the amenity of occupying and neighbouring residents.  
The design and construction of the proposal would have appropriate regard to environmental sustainability issues including energy and water conservation, renewable energy generation, and efficient resource use.
8. The development would be appropriate and in accordance with relevant National and Regional Policy, Core Strategy and Development policies and for the reasons noted above. 17.9 Planning Permission is recommended

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subject to a Deed of Variation to the original S106 Legal Agreement covering the following Heads of Terms:-

- Financial contribution for Affordable Housing of £101,494.28.
  - Financial contribution towards sustainable transport of £60,000.
  - Viability Appraisal Review.
  - Employment and skills strategy /Business Initiative Contribution.
  - Exemption from any current or future CPZ.
9. Members debate and questions responded to by officers.
  10. Members concern in relation to security lighting to the car park, the contribution to affordable housing and how many units would £100k equate to, density of the development, the viability of the development.
  11. The majority support of the Committee for the officers' recommendation: 8 votes for and 1 abstention. Councillor Anolue was unable to cast her vote.

**AGREED** that planning permission be granted subject to conditions and the Deed of Variation to the original Section 106 Legal Agreement.

**Note:** Members raised question regarding the value of the momentary contributions as a percentage of the affordable housing target.

### 8

#### **19/04103/FUL - SALMONS BROOK SCHOOL, BELL LANE PLAYING FIELDS, BELL LANE, ENFIELD EN3 5EG**

NOTED

1. There was a 5 minute comfort break at this point (09:15pm)
2. The introduction by David Gittens, Planning Decisions Manager, clarifying the proposals.
3. Members debate and questions responded to by officers.
4. Members concern in relation to the development being build on Metropolitan Land (MOL) and the loss of open space, highway safety in the vicinity and the road traffic accidents in the area and the resolution of point 10.15 in the report regarding to the compensation of the loss of open space and a contribution towards enhancements to existing open space in close proximity to the development.
5. The unanimous support of the Committee for the officers' recommendation: 10 votes for.

**AGREED** that planning permission be granted subject to Conditions, a Section 106 Agreement and confirmation of approval of 10.15 of the report to the Chair of the Committee.

**Note:** Discussion on loss of open space and compensation for this – agreed to run financial contribution past Chair / Vice Chair / Opposition Lead once finalised.

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**20/01200/FUL - GARAGES ADJACENT TO GROVEBURY COURT, CHASE ROAD, LONDON, N14 4JR**

NOTED

1. The Committee agreed to move standing orders to 10:15pm.
2. The introduction by Claire Williams, Planning Decisions Manager, clarifying the proposals.
3. Members debate and questions responded to by officers.
4. Members concern in relation to clarification of the Community Infrastructure Levy (CIL), overspill parking in the area and parking space allocation of the development, electric charging points for units, landscaping and daylight and sunlight impacts on units.
5. The majority support of the Committee for the officers' recommendation: 9 votes for and 1 abstention.

**AGREED** that planning permission be granted subject to conditions.

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**FUTURE MEETING DATES**

NOTED

1. The next meeting dates for the Committee would be 1 September 2020 and 22 September 2020. An additional meeting will also be required on the 29 September 2020.
2. There will also be a site visit by members on Saturday 26 September 2020, in connection with the Coliseum Park application due to be heard at the 29 September 2020 committee meeting.
3. There would also be a briefing event for members regarding the Enfield Town re-development to be scheduled for the beginning of October 2020.
4. There would also be a training event on Housing needs which is to be scheduled.