

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 24 NOVEMBER 2020**

COUNCILLORS

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

ABSENT Daniel Anderson

OFFICERS: Andy Higham (Head of Development Management), David Gittens (Planning Decisions Manager), Claire Williams (Planning Decisions Manager), Allison de Marco (Planning Decisions Manager - Strategic Applications), Mike Hoyland (Senior Transport Planner), Lucy Merryfellow (Senior Transport Planner), Julie Thornton (Legal Services) and Dominic Millen (Group Leader Transportation) Jane Creer (Secretary) and Metin Halil (Secretary)

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

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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. There were no apologies for absence.

2

DECLARATION OF INTEREST

NOTED

1. Councillor Bedekova declared a non-pecuniary interest in item 6 – 20/02299/RE4 – Winchmore School, Laburnum Grove, London, N21 3HS as her child attended the school. The legal representative advised that Councillor Bedekova would be unable to vote on the item. She would leave the meeting before item 6 was introduced and return to the meeting once item 6 was concluded.
2. Councillor Levy attended the meeting as a substitute for Councillor Anderson.

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MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 20 OCTOBER 2020, THURSDAY 29 OCTOBER 2020 & TUESDAY 3 NOVEMBER 2020

NOTED

1. The minutes of the Planning Committee meeting held on Tuesday 20 October 2020, Thursday 29 October 2020 and Tuesday 3 November 2020 were agreed.

4

REPORT OF THE HEAD OF PLANNING

RECEIVED the report of the Head of Planning.

5

ORDER OF THE AGENDA

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

6

20/01049/FUL AND ASSOCIATED LISTED BUILDING CONSENT 20/01188/LBC - CAR PARK ADJACENT TO ARNOS GROVE STATION, BOWES ROAD, LONDON, N11 1AN

NOTED

In light of the additional representations that had been received and circulated over the past few days, it was decided to defer consideration of the planning application for Arnos Grove from this evening's meeting of the Planning Committee.

to enable officers to review the report and provide Members with all the necessary information to consider the proposal on its merits and make a decision on the scheme.

It was confirmed that the report would be presented to a future meeting for determination on a date to be confirmed.

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20/02299/RE4 - WINCHMORE SCHOOL, LABURNUM GROVE, LONDON, N21 3HS

NOTED

1. At this point, Councillor Bedekova left the virtual meeting while this application was considered and took no part in the discussion or vote.

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2. The introduction by Claire Williams, Planning Decisions Manager, clarifying the proposal.
3. The unanimous support of the Committee for the officers' recommendation.

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

8

20/02112/FUL - 39A CAMLET WAY, BARNET, EN4 0LJ

NOTED

1. The introduction by David Gittens, Planning Decisions Manager, clarifying the proposals.
2. The statement of Cllr Alessandro Georgiou, Cockfosters Ward Councillor against the officers' recommendation.
3. The response by Stuart Lees (Alan Cox Associates – Agent).
4. The deputation of Kevin Robinson (local resident).
5. Members' debate and questions responded to by officers.
6. Members discussion on the merits of the scheme in terms of its scale, additional mass, bulk and design.
7. The majority of the committee did not support the officers' recommendation with 1 vote for, 7 against and 4 abstentions.
8. The majority of the committee supported refusal of the application with 10 votes for and 2 against.

AGREED that the application be refused for the reasons given below:

- The proposed development by reason of the unsympathetic design, would result in an incongruous and discordant form of development, out of keeping with and detrimental to the traditional suburban character and appearance of the surrounding area, as well as the visual amenities of the surrounding area and neighbouring occupiers. This is considered contrary to Policies 3.5, 7.4 and 7.6 of the London Plan (2016), Policy CP30 of the Core Strategy (2010) and Policies DMD6, DMD7, DMD8 and DMD37 of the Development Management Document (2014) and the National Planning Policy Framework (2019).
- The proposed development by reason of its excessive size, scale and bulk, would be a dominant, obtrusive and overbearing form of development detrimental to the appearance of the property and resulting in discordant and demonstrable harm to the open, spacious, and suburban character and the appearance of the site when viewed from neighbouring properties. The proposal therefore fails to respect the pattern of development that characterises the surrounding area and in this regard the proposed development would constitute an unacceptable form of back land development that would be contrary to Policies 3.5, 7.4 and 7.6 of the London Plan (2016), Policy CP30 of the Core Strategy (2010) and Policies DMD6, DMD7, DMD8 and DMD37 of

the Development Management Document (2014) and the National Planning Policy Framework (2019).

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20/00353/FUL - 397 COCKFOSTERS ROAD, BARNET, EN4 0JS

NOTED

1. The introduction by David Gittens, Planning Decisions Manager, clarifying the proposals.
2. This application was considered at the 29 October 2020 committee meeting and had been deferred for the following reasons:
 - Affordable Housing consideration
 - Standard of accommodation regarding the 2 additional flats.
 - Amenity space
 - Replacement trees.
3. Officers clarified the affordable housing contribution as £450,750 and not £405,750. The CiL contribution was also confirmed.
4. The statement of Cllr Alessandro Georgiou, Cockfosters Ward Councillor.
5. Members' debate, and questions responded to by officers.
6. The majority support of the committee for the officers' recommendation with 7 votes for, 4 against and 1 abstention.

AGREED that planning permission be granted subject to a Section 106 agreement and subject to conditions.

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FUTURE MEETING DATES

NOTED

1. The next meeting dates for the Committee would be Tuesday 15 December 2020.
2. The Head of Development Management sought agreement from members regarding an additional meeting in December 2020 or the 5 January 2021 scheduled committee meeting to hear the deferred Arnos Grove Application.