

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON THURSDAY, 22 JULY 2021**

COUNCILLORS

PRESENT Daniel Anderson, Kate Anolue, Elif Erbil, Michael Rye OBE, Jim Steven, Doug Taylor, Hass Yusuf, Ergin Erbil, Peter Fallart (Bush Hill Park) and Andy Milne

ABSENT Maria Alexandrou, Mahym Bedekova, Sinan Boztas, Susan Erbil and Ahmet Hasan

OFFICERS: Andy Higham (Head of Development Management), Sharon Davidson (Planning Decisions Manager), Dominic Millen (Group Leader Transportation), David Gittens (Planning Decisions Manager), Vincent Lacovara (Head of Planning), Catriona McFarlane (Legal Representative), Claire Williams (Planning Decisions Manager) and Joseph Aggar (Principal Planner) and Metin Halil (Secretary)

Also Attending: Members of the public, applicant and agent representatives.

1

WELCOME AND APOLOGIES FOR ABSENCE

NOTED

1. The Chair and Vice-Chair are absent and will not be attending the meeting this evening. Therefore, the first point of business this evening will be appointing an elected Chair for the meeting.
Members will need to nominate, second and agree a Chair and Vice-Chair for the meeting.
2. Councillor Taylor was nominated by Councillor Hass Yusuf as Chair which was seconded by Councillor Ergin Erbil. This was unanimously agreed by the Committee.
3. Councillor Rye was nominated by Councillor Anderson as Vice-Chair which was seconded by Councillor Milne. This was unanimously agreed by the committee.
4. Councillor Taylor (Chair) welcomed all attendees to the meeting including Councillor Peter Fallart to the Committee as the new Member for Bush Hill Park Ward.
5. Apologies for absence were received from Councillor Alexandrou who was substituted by Councillor Milne.
6. Apologies for absence were received from Councillor Bedekova, who was substituted by Councillor Ergin Erbil.
7. Apologies for absence were received from Councillor Hasan, who was substituted by Councillor Elif Erbil.

**2
DECLARATION OF INTEREST**

NOTED

1. Councillor Ergin Erbil declared a non-pecuniary interest in items 6 & 7 as he is a non-executive Director of Energetik. He left the meeting during the introduction of item 6 and took no further part in the meeting.

**3
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON
TUESDAY 22 JUNE 2021**

NOTED

The minutes of the Planning Committee meeting held on Tuesday 22 June 2021 were agreed.

**4
REPORT OF THE HEAD OF PLANNING**

RECEIVED the report of the Head of Planning.

**5
21/01308/FUL - 1-44 AVALON CLOSE, ENFIELD, EN2 8LR**

NOTED

1. The introduction by David Gittens, Planning Decisions Manager, clarifying the proposals.
2. The planning application was reported to Planning Committee following a request from Councillor Glynis Vince for this proposal to be considered by Members.
3. The deputations of Johanna Kernot and Michelle Suckling (neighbouring resident) speaking against the officers' recommendation.
4. The deputation of Councillor Joanne Laban speaking as Highlands Ward Councillor.
5. The response of Tas Alexandrou (Applicant) and Tuba Korkmaz (Architect).
6. Members debate and questions responded to by officers.
There was a general discuss in which Members expressed their concerns notwithstanding the appeal decision that the proposal was unacceptable in terms of the impact on living conditions / residential amenity.
7. Members concern in relation the loss of daylight/sunlight, privacy issues, window openings regarding the flats on the new storey, the higher height of the building than plans show, the grey cladding to be used was out of character to the appearance of the buildings, loss of communal amenity space, more resident consultation needed and that the application had not changed since previous refusal in February 2020.

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8. Motion to refuse the application made by Councillor Michael Rye and seconded by Councillor Hass Yusuf for the following reasons:
 - Overlooking existing flats bathroom windows
 - Harm to privacy from stairwell
 - Windows existing terraces
9. The unanimous support of the Committee to refuse the Officers recommendation.

AGREED to Refuse the application for the reasons given above.

6

19/03681/FUL - 30 AND 32 HIGH STREET, LONDON N14 6EE

NOTED

10. The introduction by Claire Williams, Planning Decisions Manager, clarifying the proposals.
11. One additional letter of objection had been received.
12. Members debate and questions responded to by officers.
13. Officers' noted the committee's concerns and comments including the intensification of use, parking and traffic issues in the immediate area, more allocated spaces should be provided and not yellow lines, a nighttime vibrant economy is needed and an acoustic report had been received since the previous application.
14. The majority of the Committee supported the Officers recommendation with 8 votes for, 1 against and 1 abstention.

AGREED that planning permission be Granted subject to conditions.

7

21/00386/RE4 - JACKSON HOUSE, HIGHVIEW GARDENS, LONDON, N11 1SH

NOTED

15. The introduction by Claire Williams, Planning Decisions Manager, clarifying the proposals.
16. Members debate and questions responded to by officers.
There was a general discussion which highlighted several points including the location and design of the proposed facility relative to the residential property and access to the block.
17. Officers' noted the committee's concerns and comments including clarity about the screening and location of the proposed bin store, clarity regarding the impact of removal of rubbish chutes, request for the service to look at regular waste collection to mitigate smell factor and vermin and design and technology of rubbish bins.
18. Councillor Rye's proposal that a decision be deferred until further information is received regarding the siting of the bin store area, bin

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technology and noise factor was seconded by Councillor Jim Steven and supported by the majority of the committee with 9 votes for and 1 against.

AGREED that a decision on the application be deferred for the following reasons:

- to seek more information on its siting relative to concerns about noise, odour, siting and design. Officers asked to consider options.

8

19/03624/VAR - ALMA ESTATE, ENFIELD, EN3

NOTED

1. The introduction by Joseph Aggar, Principal Planning Officer, clarifying the proposals and highlighting the key issues for both applications.
2. There are two applications on the agenda relating to the Alma redevelopment.
The first is an application to amend conditions 2, 3, 7, 8, and 52 of the existing outline planning permission – the S73 application.
The second is the reserved matters application for the discharge of condition 5 subject to conditions and details submitted pursuant to conditions 9,31,36,37,38,43,44,52,54,57,59 and 60 be approved.
3. The updated NPPF was now in place.
4. Condition 50 wording had been updated.
5. Additional items reported that provided clarification to:
 - Update to daylight/sunlight
 - Parking arrangements
 - Vehicle access parameter plan
 - Energy strategy.
 - Sports and open space provision.
 - Addition to the Section 106 agreement regarding arrangements for carbon off-setting.
6. Members debate and questions responded to by officers.
7. The unanimous support of the Committee for the Officers' recommendation. (Councillor Ergin Erbil left the meeting due to a conflict of interest (Non-Executive Director of Energetik) and took no part in discussions or vote for this application.

AGREED that subject to a referral to the Greater London Authority and the completion of a Deed of Variation to the Section 106 Agreement, the Head of Development Management/Planning Decisions Manager be authorised to grant planning permission subject to conditions.

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19/03834/RM - ALMA ESTATE, ENFIELD, EN3

NOTED

8. The introduction by Joseph Aggar, Principal Planning Officer, clarifying the proposals and highlighting the key issues for both applications.

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9. There are two applications on the agenda relating to the Alma redevelopment.

The first is an application to amend conditions 2, 3, 7, 8, and 52 of the existing outline planning permission – the S73 application.

The second is the reserved matters application for the discharge of condition 5 subject to conditions and details submitted pursuant to conditions 9,31,36,37,38,43,44,52,54,57,59 and 60 be approved.

10. Condition 2's wording had been amended for Sustainable Drainage Systems (SuDs).
11. Members debate and questions responded to by officers.
12. The unanimous support of the Committee for the Officers' recommendation.
(Councillor Ergin Erbil left the meeting due to a conflict of interest (Non-Executive Director of Energetik) and took no part in discussions or vote for this application.

AGREED that subject to the completion of a Deed of Variation to the Section 106 Agreement to secure the matters covered in this report, the Head of Development Management/Planning Decisions Manager be authorised to grant permission for the discharge of reserved matters (condition 5) subject to conditions, and details submitted pursuant to conditions 9,31,36,37,38,43,44,52,54,57,59 and 60 be approved.

10

ORDER OF THE AGENDA

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

11

MEETING TIME EXTENSION

NOTED

1. The committee would not reasonably be able to consider the remaining applications on the agenda this evening due to the late hour, but was recommended to progress Agenda Item 6 (19/03624/VAR – Alma Estate, Enfield EN3) and Agenda Item 7 (19/03834/RM – Alma Estate, Enfield, EN3).
2. The recommendation to extend the meeting and consider Items was supported unanimously by the committee.

AGREED that the rules of procedure within the Council's Constitution relating to the time meetings should end (10:15pm) be suspended for a period of 15 minutes to enable Items 6 and 7 to be considered.

12

FUTURE MEETING DATES

PLANNING COMMITTEE - 22.7.2021

NOTED

1. The next meetings of the Planning Committee would be 3 August 2021.