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PLANNING COMMITTEE - 4.1.2022

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY, 4 JANUARY 2022

COUNCILLORS

PRESENT Maria Alexandrou, Kate Anolue, Mahym Bedekova, Sinan Boztas, Susan Erbil, Ahmet Hasan, Michael Rye OBE, Peter Fallart, Doug Taylor, Hass Yusuf, Derek Levy and Andy Milne

ABSENT Daniel Anderson and Jim Steven

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), Gideon Whittingham (Planning Decisions Manager), Nicholas Page (Conservation & Heritage Adviser), Elizabeth Paraskeva (Principal Lawyer) and Jacob Ripper (Senior Planning Officer) Metin Halil (Secretary)

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

1 WELCOME AND APOLOGIES FOR ABSENCE

NOTED

1. Councillor Boztas (Chair) welcomed all attendees to the meeting.
2. Apologies for absence were received from Councillor Daniel Anderson (substituted by Councillor Derek Levy) and from Councillor Jim Steven (substituted by Councillor Andy Milne).

2 DECLARATION OF INTEREST

NOTED the declaration of non-pecuniary interest by Councillor Milne in respect of application 20/02858/FUL – 100 Church Street, Enfield EN2. He had made a deputation in objection when the application was originally considered by Planning Committee on 26 October 2021; he would take no part in the vote on this item.

3 REPORT OF THE HEAD OF PLANNING

RECEIVED the report of the Head of Planning.

4

21/031819/HOU - 11 CHASEVILLE PARK ROAD N21 1PH

NOTED

1. The introduction by Gideon Whittingham, Interim Planning Decisions Manager, clarifying the proposals.
2. The unanimous support of the Committee for the Officers' recommendation.

AGREED that planning permission be granted subject to conditions.

5

21/03038/HOU - 20 CHAPEL STREET, ENFIELD, EN2 6QE

NOTED

3. The introduction by David Gittens, Planning Decisions Manager, clarifying the proposals.
4. Members' debate and questions responded to by officers.
5. Discussion by Members resulted in request for additional condition regarding Construction Hours (8-6 Monday to Friday and 8-1 Saturday).
6. The unanimous support of the Committee for the Officers' recommendation.

AGREED

1. That the Head of Development Management be authorised to GRANT planning permission subject to conditions (with additional condition).
2. That delegated authority be granted to the Head of Development Management to finalise the wording of the conditions.

6

20/02858/FUL - 100 CHURCH STREET, ENFIELD, EN2 6BQ

NOTED

1. Detailed introduction by Andy Higham, Head of Development Management, clarifying the proposal and the background issues, recent discussions, and amendments to the application.
2. Following the resolution of Planning Committee on 26 October 2021 to defer making a final decision to enable officers to prepare detailed reasons for refusal and reasons to be brought back to a future meeting for consideration, the applicant responded to the concerns identified by Members with an offer to revise the application. A report had been presented to Planning Committee on 23 November 2021, and Members resolved to defer the application to enable the additional information to be assessed. The report on the proposed development had been updated to reflect the assessment of the additional information.
3. The current proposal had been subject to extensive discussions involving the Council's Conservation and Urban Design teams. Amendments had

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been made to the proposal in order to address identified concerns whilst still recognising the need to optimise the development potential of the site and to create an economically viable scheme that was able to be implemented and deliver new homes. Reductions to the scale, massing and quantum of development had been made, and revisions to the elevations. It was acknowledged that the proposal did still raise heritage and design issues. Officers concluded that, on balance, the level of harm was considered to be less than substantial and within that, the harm was considered to be moderate in impact. The development would provide public benefits including the delivery of 78 units of residential accommodation. The Council's position in terms of the Housing Delivery test was also highlighted. Landscaping and tree removal and replacement were confirmed.

4. Clarification on CIL to confirm Mayoral CiL of £320,400 and Enfield CiL of £640,800.
5. Members' debate and questions responded to by officers, including in respect of the amount of affordable housing which could be supported, the housing mix, car parking, landscaping, relationship / boundary with the new river, and heritage impacts.
6. During discussion, there was a request for conditions to be included in respect of
 - i) details of screening of the roof top plant and lift overrun to be provided;
 - ii) details of railing / boundary treatment to be provided if considered necessary, along the boundary with the new river – discharge of this condition to be subject to consultation.
7. The support of a majority of the Committee for the officers' recommendation: 10 votes for and 1 abstention.
8. Having declared an interest, Councillor Milne did not take part in the vote on the application.

AGREED that

1. That subject to the finalisation of a S106 to secure the matters covered in the report and to be appended to the decision notice, the Head of Development Management/ the Planning Decisions Manager be authorised to GRANT planning permission subject to conditions (including additional conditions above).
2. That the Head of Development Management/Planning Decisions Manager be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of the report.

7

21/03448/FUL - COPPICE WOOD LODGE, 10 GROVE ROAD, SOUTHGATE, N11 1LX

NOTED

1. Introduction by Gideon Whittingham, Interim Planning Decisions Manager, clarifying the proposal.

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2. Members' debate and questions responded to by officers.
3. During the discussion, Members requested imposition of a requirement for a minimum number of trees (5) to be included in the relevant landscape / tree condition.
4. There was also a discussion regarding the appearance of the development and it was agreed that the approval of materials condition should be amended to secure a lighter material palette which it was felt would be more in keeping with the character of the surrounding area.
5. Members' comments were noted in respect of CiL use and that the indicative CiL contribution figure to be noted in future reports to Committee.
6. **MEETING TIME EXTENSION**
AGREED that the rules of procedure within the Council's Constitution relating to the time meetings should end (10:00pm) be suspended for a period of 15 minutes to enable the item to continue to be considered.
7. The unanimous support of the Committee for the officers' recommendation.

AGREED that

1. That subject to the finalisation of a S106 to secure the matters covered in the report and to be appended to the decision notice, the Head of Development Management/ the Planning Decisions Manager be authorised to GRANT planning permission subject to conditions.
2. That the Head of Development Management/Planning Decisions Manager be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of this report and amendments requested by Members above.

8

21/03765/RE4 - ACCESS ROAD TO THE REAR OF 158-188 GATWARD GREEN AND ADJACENT TO 156 CHURCH STREET, LONDON, N9 9AR

NOTED

1. Introduction by Jacob Ripper, Senior Planning Officer, clarifying the proposal.
2. The Chair's queries responded to by officers.
3. The unanimous support of the Committee for the officers' recommendation.

AGREED that

1. In accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Head of Development Management / the Planning Decisions Manager be authorised, to **GRANT** planning permission subject to conditions.
2. That delegated authority be granted to the Head of Development Management/Planning Decisions Manager to finalise the wording of the conditions.

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FUTURE MEETING DATES

NOTED

The next meetings of the Planning Committee:

- 18 January 2022
- 3 February 2022 – Provisional
- 22 February 2022
- 8 March 2022 – Provisional
- 22 March 2022
- 5 April 2022 – Provisional
- 26 April 2022

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