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PLANNING COMMITTEE - 18.1.2022

## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY, 18 JANUARY 2022

### COUNCILLORS

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

**ABSENT** Daniel Anderson and Mahym Bedekova

**OFFICERS:** Andy Higham (Head of Development Management), John Hood (Legal Services), Vincent Lacovara (Head of Planning), James Clark (Principal Planning Officer), Nicholas Page (Conservation & Heritage Adviser) and Gideon Whittingham (Planning Decisions Manager) Metin Halil (Secretary)

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

### 1 WELCOME AND APOLOGIES FOR ABSENCE

NOTED

1. Councillor Boztas (Chair) welcomed all attendees to the meeting.
2. Apologies received from Councillor Mahym Bedekova.
3. Apologies received from Councillor Daniel Anderson (substituted by Councillor Derek Levy).

### 2 DECLARATION OF INTEREST

NOTED there were no declarations of interest.

### 3 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 26 OCTOBER 2021 & TUESDAY 2 NOVEMBER 2021

The minutes of the Planning Committee meeting held on Tuesday 26 October 2021 and Tuesday 2 November 2021 were agreed.

### 4 REPORT OF THE HEAD OF PLANNING

RECEIVED the report of the Head of Planning.

### 5

**19/01988/FUL - ST MONICAS HALL, 521 GREEN LANES, LONDON, N13 4DH**

NOTED

1. The introduction by Gideon Whittingham, Interim Planning Decisions Manager, clarifying the proposals.
2. Updates to the report had been published, and circulated to Members.
3. The deputation of Tom Clarke from the Theatre Trust.
4. The deputation of Rebecca Gediking from Save the Intimate Theatre Group.
5. The response of Jenny Harries, Agent, and Father Mehall Lowry, Applicant.
6. Members' debate and questions responded to by officers.
7. Cllr Boztas enquired about the difference between the application in 2020 and now and whether the hall area was the same. Officers clarified that there was no change, just additional information provided. The proposal provided an uplift of floor space in the hall. It would be a flexible space and more capable of being used for a variety of community uses. It was important to consider this proposal as new and decide based on that information.
8. Cllr Rye commented that there was nothing in the proposal to allow performances of quality and the marketing on the church website was not sufficient. The design of the proposal added little value and was less attractive than the current one.
9. Cllr Yusuf commented that he voted against the proposal as he considered it a vandalism against the arts, heritage, and culture of Enfield. The proposal added nothing to the area and the new building was hideous, did not fit into local designs and did not do much for housing needs.
10. Cllr Levy commented that the proposal was policy compliant, and he would like to see articulation of how space would be used rather than just flexible use.
11. In response to Cllr Erbil's query regarding the application being approved by the committee and the notice not being issued, officers confirmed that following committee when the resolution to grant was made, there was an indication from the Secretary of State that the Theatres Trust called in the application and so we withheld.
12. Cllr Taylor commented that the Parish should be allowed to do things on its own land for its own interest. It was disappointing that the applicant gave little regard to the heritage of the site. If the committee agreed then the historic assets should be removed and reserved.
13. Cllr Rye suggested it would be useful for officers to explain how the loss of facilities could be made in exceptional circumstances. Officers clarified that the building was not designated as a heritage asset, and retaining features was difficult to do. Section 9.54 in the report clarified what was required and how applications were assessed.
14. In response to Cllr Levy's question, officers confirmed Members were free to decide based on the information available to them in the updated report. The demolition relates to the community hall rather than the

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theatre hall. If the committee proceeded with a refusal, we will look at the reasons.

15. Cllr Taylor expressed concerns regarding loss of heritage assets in the borough and officers offered an assessment if there were specific elements they wanted to be restored.
16. Cllr Fallart sought clarification on whether a stage could be put in the new building to facilitate theatre use. Officers confirmed that the space was flexible, and a stage can be erected as an option.
17. Cllr Anolue raised concerns that the borough would be left with only one theatre and asked about the possibility of incorporating theatre into the plan. Officers confirmed that options were assessed and did not prove suitable or viable, so a more flexible space was put forward.
18. Cllr Taylor agreed the proposed plan was flexible but excluded theatre use and asked if it was possible to store staging blocks or to bring a proposal that works for all the community. Offices clarified that they have considered the loss of fixed theatre space, groups that use this space could use alternative spaces which are just as accessible.
19. Cllr Taylor's proposal, seconded by Cllr Rye, that a decision on the application be deferred so that the applicant could consider the option to include a space to be used for theatre without restricting the flexibility of the proposed building.
20. The committee voted unanimously to support the deferral.

**AGREED** to defer the decision on grounds requesting clarification on the availability / provision of temporary stage facilities.

**6**

**20/01742/FUL - 50-56 FORE STREET, LONDON, N18 2SS**

NOTED

21. The introduction by Andy Higham, Head of Development Management, clarifying the proposals.
22. Updates to the report had been published, and circulated to Members.
23. Updates to the provisions of the S106 agreement.
24. Members' debate and questions responded to by officers.
25. Cllr Rye commented that it looked attractive but was still too tall and bulky. Residents felt it would loom over the public street and dwarf the area.
26. Cllr Alexandrou commented that this proposal would not deal with overcrowding or the need for family housing.
27. Cllr Levy commented on the improvements in the proposal since the deferral; the 100% affordability rate was good, and it offered better family housing options. The views of the Design Review Panel have not been fully accommodated; the narrative and conclusions do not match. Officers explained they had been transparent in the report, it was a unique offer with 100% LAR which the borough needs. Improvements have been made. It was a finely balanced judgement.
28. Cllr Yusuf suggested the building should be shorter and wider rather than tall as there could be an effect on sunlight to surrounding houses.

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29. Cllr Erbil agreed it would be preferable to be shorter and wider rather than tall. Officers confirmed there was no grounds for refusal in terms of the impact on daylight or sunlight.
30. Cllr Steven stated the pictures did not represent the area.
31. Cllr Anolue recognised that we need accommodation for residents, but this proposal was monstrous. Silver House close by is just 9 stories high and this is double. She also agreed that the building should be wider and shorter.
32. 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.
33. Councillor Rye's proposal, seconded by Councillor Alexandrou, that planning permission be refused due to the bulk, mass and height of the building and the impact on heritage assets, and inappropriate in the location.
34. The unanimous support of the Committee for Councillor Rye's proposal.

**AGREED** that planning permission be refused on grounds relating to the effect on the setting and appearance of the Conservation Area and the effect on the character and appearance of the surrounding area.

Draft reasons for refusal to be prepared and agreed by Chair / Vice Chair and Opposition Leads (in attendance).

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**21/01816/FUL - THE ROYAL CHASE HOTEL, THE RIDGEWAY, ENFIELD, EN2 8AR**

NOTED

35. The introduction by James Clarke, Senior Planning Officer, clarifying the proposals.
36. Members' debate and questions responded to by officers.
37. Cllr Levy supported the application and asked if there had been consideration to a crossing point for the bus stop as The Ridgeway is a very busy road. Officers confirmed there was a draft design for an entrance gateway scheme; a white picket gate which enhances drivers to slow down, and a crossing point in consideration.
38. Cllr Rye welcomed the application and suggested that the crossing point should be safe for children to cross to be able to get the school across the road.
39. Cllr Alexandrou commented that she was pleased to see more three bedroom houses than one bed flats and supported the application.
40. Cllr Yusuf explained he was happy with the application but would like to see more dementia rooms in the plan.
41. The unanimous support of the Committee for the officers' recommendation.

**AGREED**

## **PLANNING COMMITTEE - 18.1.2022**

1. That subject to the finalisation of a S106 to secure the matters covered in the report 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 the report.

### **8**

#### **FUTURE MEETING DATES**

Future meetings of the Planning Committee will be:

- 3 February 2022 – It was agreed to start the meeting at 19:00 and for introductions to items be kept short.
- 22 February 2022
- 8 March 2022 – Provisional
- 22 March 2022
- 5 April 2022 – Provisional
- 26 April 2022

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