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PLANNING COMMITTEE - 22.2.2022

## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY, 22 FEBRUARY 2022

### COUNCILLORS

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

**ABSENT** Mahym Bedekova and Daniel Anderson

**OFFICERS:** Andy Higham (Head of Development Management), Sharon Davidson (Planning Decisions Manager), Lap-Pan Chong (Principal Planning Officer), David Gittens (Planning Decisions Manager), James Clark (Principal Planning Officer), Mike Hoyland (Senior Transport Planner), Vincent Lacovara (Head of Planning), Jamie Kukadia (Engineer), Nicholas Page (Conservation & Heritage Adviser), Catriona McFarlane (Legal Representative) and Elizabeth Paraskeva (Principal Lawyer)  
Jane Creer (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, and confirmed the meeting procedures.
2. Apologies for absence were received from Councillors Mahym Bedekova and Daniel Anderson.

**2**

### DECLARATION OF INTEREST

NOTED that there were no declarations of interest.

**3**

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 14 DECEMBER 21

**AGREED** the minutes of the Planning Committee meeting held on Tuesday 14 December 2021 be confirmed as a correct record.

**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**

**21/03248/OUT - CAR PARK RAYNTON ROAD ENFIELD EN3 6BP**

1. The introduction by Lap-Pan Chong, Principal Planning Officer, clarifying the proposal and the scheme.
2. Members would like to ensure some trees/hedges were planted. Officers advised that this would be dealt with under the landscaping condition already stated in the committee report.
3. The deputation of Ian Wilson, resident, including that as a leaseholder he had amenity use of the grassed area and was concerned by its loss.
4. The response of Nour Sinno (HTA Design LLP, Agent); Neil Double and Simon Chouffot (Applicant); and Jon Lopez (Architect).
5. Members' debate and questions responded to by officers including clarification of the hybrid element and the parking provision. Amena Matin, Head of Regeneration and Growth, at the invitation of the Chair, confirmed that the Council had met all legal requirements to dispose the site to the applicant.
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.
2. That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the recommendation section of the report.

**7**

**21/03246/OUT - GARAGES 1 - 26 ORDNANCE ROAD ENFIELD EN3 6BN**

NOTED

1. The introduction by Lap-Pan Chong, Principal Planning Officer, clarifying the proposal and the scheme.
2. Members' debate and questions responded to by officers, including advice from Urban Design Team officers present.
3. The support of a majority of the Committee for the officers' recommendation: 8 votes for and 1 vote against.

**AGREED**

**PLANNING COMMITTEE - 22.2.2022**

1. That the Head of Development Management be authorised to grant planning permission subject to conditions.
2. That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of the report.

**8**

**21/01248/FUL - PUBLIC HOUSE, 155 PERCIVAL ROAD, ENFIELD, EN1 1QT**

NOTED

1. The introduction by James Clark, Principal Planning Officer, clarifying the proposal and the planning history.
2. The deputation of Councillor Mahmut Aksanoglu, Southbury Ward Councillor, on behalf of residents in objection to the application.
3. The response of Rupert Litherland (Agent) and Richard Baylis (Architect).
4. Members' debate and questions responded to by officers.
5. During discussion, notwithstanding presumption in favour / tilted balance, concerns were expressed regarding impact on the character of the area due to scale and design as well as the effect on free flow and safety of traffic using the adjoining highway.
6. The proposal by Councillor Rye that planning permission be refused on grounds relating to character / appearance and highways / parking / effect on free flow and safety of traffic, seconded by Councillor Alexandrou and supported unanimously by the Committee.

**AGREED** that planning permission be refused for the reasons discussed.

Draft reasons for refusal to be agreed with the Chair and Opposition Lead.

**9**

**20/02137/HOU - 29A CAMLET WAY, BARNET, EN4 0LJ**

NOTED

1. The introduction by David Gittens, Planning Decisions Manager, clarifying the proposal and the planning history.
2. The deputation of Robert Wilson (Hadley Wood Conservation Area Study Group) and on behalf of Stephanie Gottlieb, local resident, unable to make a deputation in person but whose objections had also been circulated to Members.
3. The statement of Councillor Alessandro Georgiou, Cockfosters Ward Councillor, on behalf of local residents in objection to the application.
4. The response of Michael Vanoli, Agent.
5. Members' debate and questions responded to by officers.
6. During debate, clarity was sought on the nature of the changes to this application and the loss of trees and the effect on the setting and

## PLANNING COMMITTEE - 22.2.2022

appearance of the Conservation Area. There was also discussion on the adequacy of the SuDs measures.

7. Advice as requested by Members from Sustainable Drainage and Heritage officers.
8. **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.
9. The advice of the Head of Development Management in respect of the landscaping condition, screening, and replacement of trees, and options for the Committee to proceed with a decision.
10. The proposal by Councillor Taylor, seconded by Councillor Rye, that a decision on the application be deferred on grounds relating to adequacy of SuDs and the effect of the loss of trees to the setting of the Conservation Area. Members also stated their wish for all parties to be engaged in dialogue regarding the proposals. This was supported by a majority of the Committee: 9 votes for and 1 against.

**AGREED** that a decision on the application be deferred to a future meeting for the reason above.

**10**

### **21/01676/FUL - LAND TO THE REAR OF 18 WAGGON ROAD, HADLEY WOOD, BARNET, EN4 0HL**

Due to the lateness of the meeting and time not being available to consider this matter, this item was not considered.

Application deferred to the next meeting.

**11**

### **FUTURE MEETING DATES**

Future meetings of the Planning Committee scheduled:

- 8 March 2022 – Provisional
- 22 March 2022
- 5 April 2022 – Provisional
- 26 April 2022