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PLANNING COMMITTEE - 7.12.2021

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY, 7 DECEMBER 2021

COUNCILLORS

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

ABSENT Peter Fallart and Daniel Anderson

OFFICERS: Andy Higham (Head of Development Management), David Gittens (Planning Decisions Manager), Gideon Whittingham (Planning Decisions Manager), Vincent Lacovara (Head of Planning), Julie Thornton (Legal Services), Elizabeth Paraskeva (Principal Lawyer), David B Taylor (Head of Traffic and Transportation), Gilian Macinnes (Joint Head of Development Management) and Nicholas Page (Conservation & Heritage Adviser) 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 for absence were received from Councillor Fallart.
3. Apologies for absence were received from Councillor Anderson who was substituted by Councillor Levy.
4. The Chair welcomed Gilian Macinnes, the Joint Head of Development Management, as the new member of the Planning Team.

2 DECLARATION OF INTEREST

NOTED there were no declarations of interest.

3 REPORT OF THE HEAD OF PLANNING

RECEIVED the report of the Head of Planning.

4 ORDER OF THE AGENDA

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

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21/02088/FUL - HOLLY HILL FARM, 305 THE RIDGEWAY, ENFIELD, EN2 8AN

NOTED

1. The introduction by David Gittens, Planning Decisions Manager, clarifying the proposals.
2. Members' debate and questions responded to by officers.
3. The unanimous support of the Committee for the Officers' recommendation.

AGREED that:

The Head of Development Management/the Planning Decisions Manager be authorised to grant planning permission subject to conditions.

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20/04193/FUL - GAS HOLDER SITE, PINKHAM WAY/STATION ROAD, LONDON, N11 1QJ

NOTED

1. The introduction by Gideon Whittingham, Interim Planning Decisions Manager, clarifying the proposals.
2. Officers advised that an additional condition was proposed to be added to the recommendation regarding details of levels and access road and junction to serve the development.
3. There was also a proposed update to the heads of terms for the Section 106 Agreement clarifying that the contribution towards sustainable transport measures, would now include a footway crossing over Station Road as referred to at para 9.10.9 of the report.
4. The deputation of Councillor Daniel Anderson, Southgate Green Ward Councillor.
5. The response of Alice Cutter (Senior Architect).
6. Members' debate and questions responded to by officers.
7. Officers noted the committee's concerns and comments including construction traffic management plan condition, the viability of the scheme, clarity of what type of trees to be retained, the number of trees to be re-planted & guarantee that the number of 59 trees would not fall below this figure, trees planted in communal spaces and if these were safe for residents of the new scheme, pollution and noise levels impacting the scheme by the North Circular Road, heritage impacts on Alexandra Palace and Broomfield House, sunlight and daylight regarding the nearby park and that any shadows cast by the scheme would only be early morning, the CPZ in the area would have the hours of operation looked at by officers and future residents would not be eligible for CPZ permits, contamination of the site to be further conditioned for assurance, the scheme would include a variety of fire suppressors i.e. a water and gas

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- system, there would be a variety of play spaces offered by the scheme for differing ages, requirement of more socially rented properties and family sized homes, costs of the development and the inclusion of the number of supporting comments as well as the number of objections, for all applications.
8. During the debate, it was agreed that an additional condition would be included requiring that a heritage information board to be displayed on site capturing the former use of the site / gasometer. This was proposed to be covered at Condition 37.
 9. It was also agreed that the minimum number of trees to be replanted would not be less than 59 and this would be stipulated in Condition 6
 10. Following a discussion on financial contributions, it was confirmed by Officers that a financial contribution of £53,000 would be secured through the Section 106 Agreement towards projects for Millennium Green. Although there was mention of an increase in the financial contribution towards projects on Millennium Green to £90k, this was not subject to a formal motion put to the Planning Committee.
 11. The unanimous support of the Committee for the Officers' recommendation.

AGREED that:

1. That subject to the referral of the application to the Greater London Authority and the completion of a Section 106 to secure the matters covered in the report at Points 2 & 3 above and the sum of £53,000 towards Millennium Green, the Head of Development Management/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 finalise the heads of terms and agree the final wording of the conditions to cover the matters in the Recommendation section of the report.

7 FUTURE MEETING DATES

Future meetings of the Planning Committee will be:

- 14 December 2021
- 4 January 2022 – Provisional
- 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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