

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON WEDNESDAY, 28 SEPTEMBER 2022**

**COUNCILLORS**

**PRESENT** Elif Erbil, Nawshad Ali, Gunes Akbulut, Kate Anolue, Lee Chamberlain, Peter Fallart, Ahmet Hasan (Associate Cabinet Member (Enfield North)), Michael Rye OBE, Jim Steven, Mahym Bedekova and Thomas Fawns

**ABSENT** Sinan Boztas, Mohammad Amirul Islam and Doug Taylor

**OFFICERS:** Vincent Lacovara (Head of Planning), Andy Higham (Head of Development Management), Gideon Whittingham (Planning Decisions Manager), David Gittens (Planning Decisions Manager), Sarah Cary (Place Department), Elizabeth Paraskeva (Principal Lawyer), Jacob Ripper (Senior Planning Officer), Ian Davis (Chief Executive's Department), Terry Osborne (Chief Executive's Department), Brett Leahy (Place Department), Legal Contracts and Commercial Email Inbox (Legal Services), Sharon Davidson (Planning Decisions Manager), Joanne Drew (Acting Executive Director - Place), Karolina Grebowiec-Hall (Principal Planning Officer), Allison de Marco (Planning Decisions Manager - Strategic Applications), Joseph McKee (Senior Planning Officer), David B Taylor (Head of Traffic and Transportation), Julie Thornton (Legal Services) and Mike Hoyland (Senior Transport Planner) Marie Lowe (Secretary) and Robyn McLintock (Secretary)

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

**1**

**WELCOME AND APOLOGIES**

The Chair, Cllr Elif Erbil welcomed everyone to the meeting.

Cllr Anolue was nominated to be the Vice-Chair for the meeting.

Apologies were received from the following:

Councillor Sinan Boztas, substituted by Cllr Mayhem Bedekova  
Councillor Doug Taylor, substituted by Cllr Thomas Fawns  
Councillor Mohammad Islam – no substitute

**2**

**DECLARATIONS OF INTEREST**

No Declarations of Interest were received

Cllr Elif Erbil stated she is a ward councillor for Lower Edmonton.

Cllr Thomas Fawns stated he is a ward councillor for Upper Edmonton

### 3

#### **MINUTES OF PREVIOUS MEETING**

AGREED that the minutes of the meeting held on 06 September 2022 as a correct record.

### 4

#### **REPORT OF THE HEAD OF PLANNING**

**RECEIVED** the report of The Head Of Planning. Noted.

### 5

#### **22/00168/OUT - MONTAGU INDUSTRIAL ESTATE, ENFIELD, LONDON, N18 2NG**

1. The introduction by Gideon Whittingham (Planning Decisions Manager), clarifying the proposals.
2. Officers, responding to questions from Members, advised that the relocation of the church is secured as part of the legal agreement and the Council as the landowner is working with businesses and tenants onsite to relocate them. The wedding venue will not be relocated. Due to the nature of the site, there is expected ground contamination, the assessment of which will be conditioned. The more detailed full application would see 15 trees planted to replace the current 10. The outline element currently proposed no tree removal and any proposed would be subject to approval through discharge of condition.
3. Officers clarified that the total disabled car spaces provided are compliant but the spilt can still be determined. The space for electric charging spaces is within London Plan standards and funded by the developer. The rest of the spaces are passive electric charging spaces and can be changed if there is a future demand. Existing access will be maintained to avoid directing traffic onto residential streets, pedestrian access is more accessible from adjacent roads.
4. Following questions from Members, Officers confirmed that at present the site has 611 full time employees.
5. The unanimous support of the Committee for the officers' recommendation.

#### **AGREED:**

1. That subject to the completion of a legal agreement to secure the matters covered in this report and to be appended to the decision notice, 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 this report.

**6**

**21/04742/FUL - MERIDIAN WATER WILLOUGHBY LANE AND MERIDIAN WAY LONDON N18**

1. The introduction by Karolina Grebowiec-Hall (Principle Planner), clarifying the proposals. An update report was circulated with amendments to the report including to the assessment of flood risk, ecology, and waste management as well as an update to the recommendation.
2. The deputation of Matt Burn who spoke against the officers recommendation.
3. The response from Sarah Parkinson (Vistry).
4. Members commented the biggest challenge of this application is the flood risk. Concerns were also raised regarding the adequacy of play space, height, whether the ground floor above had been sufficiently resolved, fire safety, the function of waste services, no family sized units and lack of response from the Fire Brigade and Education. There were also questions regarding the naturalisation of the Pymmes Brook.
5. Officers explained the play space available is appropriate in relation to the number of children expected and the comments of Sport England are addressed by the proposal. The wind conditions around the building can be dealt by condition to ensure there is appropriate mitigation. Sprinklers will be installed into the building. The arrangement for waste are set out in the update report and referred to the changes the scheme that has been made and the proposed Estate Management Plan.
6. Following questions from members, Officers confirmed that the application would provide 143 jobs during the construction period, including 45 apprenticeships. The non-residential floor space will be returned to Enfield Council for future allocation use.
7. Section 106 covers the provision of 2 bus stops in which crossing points will be considered. Condition 46 covers a waste management plan to ensure it works for the development and future residents.
8. The Director of Planning and Growth confirmed the flood risk has been under significant assessment over the past 9 months, in which the Environment agency support the recommendation. Our LLFA officer and team support the recommendation of this application. On the very unlikely event there is an issue, this item will be represented back to the Planning Committee. The Legal Team consider this approach to be reasonable.
9. On the basis the proposal had a number of issues remaining to be resolved, a motion was proposed by Cllr Rye, and seconded by Cllr Chamberlain to defer making a decision against the officer's recommendation to grant planning permission. The Director of

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Planning and Growth clarified the grounds for any deferral arising from the discussions; the councillors declared the application is deficient in resolving the flooding issue, management of waste and appropriate play space.

10. The majority voted against the motion, with 6 against and 5 for. The motion was not carried.
11. The officers recommendation was considered and then agreed with 6 votes for, 2 against and 2 abstain.

### **AGREED:**

1. That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, subject to NO OBJECTIONS being received from the Environment Agency, referral of the application to the Greater London Authority and the completion of a S106 Agreement to secure the matters covered in this report, the Head of Development Management be authorised to **GRANT** planning permission subject to conditions.
2. If an **OBJECTION** is raised by the Environment Agency, the Chair, Vice Chair and Opposition Lead will be consulted to determine if any changes required to address the objections require the scheme to be brought back to Planning Committee for decision.
3. That the Head of Development Management be granted delegated authority to finalise the wording of the S106 Agreement and agree the final wording of the conditions to cover the matters in the Recommendation section of this report

## **7**

### **22/00106/FUL - MERIDIAN WATER, KIMBERLEY WAY, LONDON, N18**

1. The introduction by Sharon Davidson, Planning Decisions Manager, clarifying the proposals, explaining the relationship of this proposal to the wider development.
2. Discussion around design and specific comments from members concerning the loss of approved community space. Officers explained that building on the approved community space was offset by provision elsewhere and that there was still sufficient amenity space being provided.
3. The unanimous support of the Committee for the Officers recommendation

### **AGREED:**

1. That subject to the finalisation of a S106 Agreement link this application to the S106 Agreement for the wider phase 1 site, 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 S106 Agreement and conditions to cover the matters in the Recommendation section of this report.

8

**20-01815-FUL - 41-52 GILDA AVENUE, ENFIELD, EN3 7UJ**

1. The introduction by Andy Higham, Head of Development Management clarifying the proposals.
2. Officers responded to queries from Members and confirmed they can work with the applicant to ensure window design can be conditioned. It was also confirmed that 6 trees are being removed with 14 semi mature trees being replaced.
3. The unanimous support of the Committee for the Officers recommendation

**AGREED:**

1. That subject to the finalisation of a S106 to secure the matters covered in this 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 be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of this report.

9

**22-00047-FUL - ENFIELD DISTRICT HEAT NETWORK BETWEEN SOUTHBURY ROAD EN1 HERTFORD ROAD AND ST MARTINS ROAD N9**

1. The introduction by Sharon Davidson, Planning Decisions Manager, clarifying the proposals. Noted the conditions set out in the update report.
2. Members requested that maps on reports or presentations show the road names in future.
3. Members were concerned that this would cause major traffic disruption and works should be scheduled during school holidays when traffic is lighter. The Head of Traffic and Transportation advised that they would do what they could to minimise the impact, but not all of the works could be carried out during the school holidays. There will be temporary lights and traffic management measures and these would be processed in accordance with standard highway procedures.
4. Following questions and comments from members, officers confirmed they will be working with local businesses to minimise their disruption and business rate relief could be applicable. Although there is no precise time scale, the works are likely to last for several months. Officers will be working to control the hours work is taken place for environmental aspects.
5. The unanimous support of the Committee for the Officers recommendation.

**AGRRED:**

1. In accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Head of Development Management be

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authorised to **GRANT** full planning permission subject to planning 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 this report.

### **10**

#### **FUTURE MEETING DATES**

NOTED the dates of the future meetings.