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PLANNING COMMITTEE - 28.9.2022

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

COUNCILLORS

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

ABSENT Sinan Boztas, Mohammad Islam and Doug Taylor

OFFICERS: Vincent Lacovara (Head of Planning), Andy Higham (Head of Development Management), Gideon Whittingham (Planning Decisions Manager), Elizabeth Paraskeva (Principal Lawyer), Brett Leahy (Place Department), Sharon Davidson (Planning Decisions Manager), Karolina Grebowiec-Hall (Principal Planning Officer), David B Taylor (Head of Traffic and Transportation), Julie Thornton (Legal Services) and Mike Hoyland (Senior Transport Planner) and Robyn McIntock (Secretary)

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

1

WELCOME AND APOLOGIES

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

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

Apologies were received from the following:

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

2

DECLARATIONS OF INTEREST

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

Cllr Thomas Fawns stated that he was a ward councillor for Upper Edmonton.

3

MINUTES OF PREVIOUS MEETING

AGREED that the minutes of the meeting held on 6 September 2022 as a correct record.

4

REPORT OF THE HEAD OF PLANNING

Received the report of the Head of Planning, which was **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 number of disabled car spaces provided are policy 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 (Principal Planner), clarifying the proposals. An update report was circulated with amendments to the report including the assessment of flood risk, ecology, viability, and waste management as well as an update to the recommendation.

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2. The deputation of Matt Burn, who spoke against the officers' recommendation, asking for deferral in order to address three main concerns. Firstly, if the Community Garden could be made permanent; secondly for the cycle and bin store distance issues to be addressed and thirdly to fully consult the London Fire Brigade regarding the safety of the single staircase design.
3. The response from Sara Parkinson (Vistry).
4. Members commented on the flood risk. Strong concerns were also raised regarding the safety of a single staircase design by several members. Cllr Chamberlain noted that while legally permitted, that was likely to change and that he felt that the technical safeguards were insufficient. The adequacy of play space, safety of roof garden, height, the function of waste services, no family sized units and the lack of response from the Fire Brigade and the education department was also raised. There were additional questions regarding the naturalisation of 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 had been addressed by the proposal. The wind conditions around the building can be dealt with by a planning condition to ensure there is appropriate mitigation. Sprinklers will be installed into the building. The arrangements for waste are set out in the update report. The collection of waste by the refuse collector will require a managed solution and the S106 Agreement will include a requirement for an Estate Management Plan that will need to cover this.
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. The new Section 106 will cover 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 that the flood risk had been under significant assessment over the past 9 months, and that the Environment Agency supported the recommendation. The Council's LLFA officer and team also supported the recommendation of this application. In the very unlikely event there was an issue, the item would be referred back to the Planning Committee. The Legal Team consider this approach to be reasonable.
9. On the basis that 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. This was on the basis that the application was deficient in resolving the flooding issue, management of waste, appropriate play space and fire safety, particularly the use of a single stairwell.

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10. The majority voted against the motion, with 6 against and 5 for. The motion was not carried.
11. The officer's recommendation put before members was considered and then agreed with 6 votes for, 2 against and 2 abstentions.

AGREED:

1. If **NO OBJECTION** is received from the Environment Agency, following 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 shall be authorised to **GRANT** planning permission subject to conditions.
2. If an **OBJECTION** is raised by the Environment Agency but they request additional information and/or changes in order for their objection to be withdrawn, and this is provided and/or agreed to be provided such that it leads to a withdrawal of the objection, the Chair, Vice Chair and Opposition Lead shall be consulted to determine if the changes required to address the objections raised by the Environment Agency require the scheme to be brought back to Planning Committee for further consideration.
3. If an **OBJECTION** is maintained by the Environment Agency which cannot be resolved, or it is agreed with the Chair, Vice Chair and Opposition Lead following paragraph 2 above that the matter should be brought back to Planning Committee this item shall be referred back to this Committee for further consideration.
4. 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.

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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 linking this application to the S106 Agreement for the wider Phase 1 site, the Head

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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 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 additional 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.

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Officers will be working to control the hours that work takes place for environmental aspects.

5. The unanimous support of the Committee for the Officers recommendation.

AGREED:

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

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FUTURE MEETING DATES

NOTED the dates of the future meetings.