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PLANNING COMMITTEE - 22.11.2022

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

COUNCILLORS

PRESENT Sinan Boztas, Elif Erbil, Nawshad Ali, Gunes Akbulut, Kate Anolue, Lee Chamberlain, Peter Fallart, Ahmet Hasan (Associate Cabinet Member (Enfield North)), Mohammad Islam, Michael Rye OBE, Jim Steven and Doug Taylor

ABSENT

OFFICERS: Vincent Lacovara (Head of Planning), Gideon Whittingham (Planning Decisions Manager), David Gittens (Planning Decisions Manager), Brett Leahy (Place Department), John Hood (Legal Services), Nicholas Page (Conservation & Heritage Adviser) and David B Taylor (Head of Traffic and Transportation) Robyn McLintock (Secretary)

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

1

WELCOME AND APOLOGIES

The Chair welcomed everyone to the meeting.

There were no apologies given.

2

DECLARATIONS OF INTEREST

Members were reminded of the need to declare all pecuniary or non-pecuniary interests of the items on the agenda and, if applicable, the nature of the interest.

The following declarations of Interest were received:

NOTED that Councillor Doug Taylor declared a non-pecuniary interest as a Council appointed Director of Energetik and would withdraw from the meeting during the discussion of Item 8 22/00716/FUL – Celbic Hall, Lancaster Road, Enfield, EN2 0DW.

All other Labour Members on the Planning Committee declared a non-pecuniary interest of Item 8 22/00716/FUL – Celbic Hall, Lancaster Road, Enfield, EN2 0DW as this is the base for the constituency Labour Party.

3

MINUTES OF PREVIOUS MEETINGS

AGREED to defer the minutes due to only receiving them three days prior the meeting.

Comments required as agreed in the minutes of 28 September 2022 on the lack of safety on the roof garden and fire safety with single stair case for item 6 21-04742-FUL - MW1 - Meridian Water Willoughby Lane final.

4

REPORT OF THE HEAD OF PLANNING

The report of the Head of Planning was **NOTED**.

5

22/01738/FUL - 385 COCKFOSTERS ROAD, BARNET, EN4 0JS

David Gittens, Planning Decisions Manager, introduced the report and described the proposals.

Cllr Georgiou had contacted the Chair to advise he would not be attending the meeting; his arguments would be identical to those he expressed at the meeting which took place on 18 October 2022 and he still opposes the scheme

Members welcomed the extra car parking spaces that was now being provided, the additional trees and the removal of the outbuilding in this application.

The proposal having been put to the vote, members voted:

**7 FOR
4 AGAINST**

and so it was

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.

6

22/01739/FUL - 272 ST MARYS ROAD, LONDON, N9 8NP

Gideon Whittingham, Planning Decisions Manager, introduced the report and described the proposals.

Members raised comments and questions regarding the height inside the flat, lack of amenity space, impact on the flats beneath and it being suitable living space. Members asked for clarity on the cycle storage condition in the application.

Officers confirmed 75% of the room is of acceptable height at 2.5metres. Although policy seeks amenity space for all units where achievable or reasonable, there was no reasonable place to introduce this. The building control regulations will require a suitable amount of sound control installation.

Officers explained that typically they do not require full details for the cycle storage beforehand but are satisfied there is a location where this can be located.

The proposal having been put to the vote, members voted:

**5 FOR
5 AGAINST
2 ABSTENTIONS**

The Chair sought clarification on his options at this point.

Cllr Rye proposed to refuse the officers recommendation due to the inefficient provision of private amenity space, concerns on floor to ceiling height and concerns on suitable living space. This was seconded by Cllr Chamberlain.

The proposal to refuse planning permission having been put to the vote, members voted:

**7 FOR
5 ABSTENTIONS**

and so it was

AGREED:

That planning permission be **REFUSED** for the reasons outlined during the discussion.

7

22/02415/FUL - CHURCH HALL, GROVE ROAD, LONDON, N11 1LX

Gideon Whittingham, Planning Decisions Manager, introduced the report and described the proposals.

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Following questions from members, Officers clarified that after a balanced assessment the compliance of the scheme is considered to be sufficient as the benefits outweigh the harm. The mix size of units is a policy aspiration but there is still a need to deliver houses and although the application is below the family unit threshold the quality of these units are acceptable.

Officers confirmed that the application will be contributing towards CPZ which would allow the use of curb side parking. Electric car charging points would be placed off street and three parking spaces would be allocated to specific users.

Members raised queries about community space and concerns on the safety of the children's play area. Officers explained they took into consideration the proximity to the park and sustainable drainage system measures which needed to be put in place. The design of the play space is regarded as safe and suitable which includes a glazed boundary and railing with the floor slightly sunken and seats for adults.

The Chair suggested a condition be put in place for safety measures in the play space to enhance and add more detail to the safety in the children's area.

Cllr Taylor declared a non-pecuniary interest as he was on the board for Energetik and asked for advice on this issue for future meetings.

The Heritage Officer explained that the two surrounding buildings are of local value rather than national so this application would not have an impact on their core values.

The proposal having been put to the vote, members voted:

**7 FOR
4 AGAINST**

and so it was

AGREED:

1. That subject to the finalisation of a Section 106 Agreement to secure the matters covered in the 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 both the Section 106 Agreement and conditions to cover the matters in the Recommendation section of this report.

8

22/00716/FUL - CELBIC HALL, LANCASTER RD, ENFIELD, EN2 0DW

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David Gittens, Planning Decisions Manager, introduced the report and described the proposals. Highlighting the sites long standing links with the Labour Party.

Recommendation one on the application was expanded to; the Head of Development Management be authorised to GRANT planning permission subject to conditions and legal agreement.

Members raised concerns on the bulk, height and mass of the proposal and sought clarity on the involvement of the design panel. Officers confirmed that this application has been considered by the design and review panel and that the process of redesign has now been incorporated. Members commented that they would have liked it to have gone back to the panel after the changes were made.

Members had concerns and questions about the design not fitting in with the area and about parking, cycle parking, fire escapes, flats being affected by noise from the community space below and the fact the images did not show views from the residential streets behind.

Officers confirmed that the design is suitable for its time. Surveys were completed which showed that there is space to absorb vehicles on the street and that there would be 2 cycle spaces per flat. There is no proposal for a CPZ but if one should come forward in future, then residents of the units wouldn't be able to apply for the Council's on street parking permits. There is a condition to ensure sufficient noise insulation installed. There is one exit for the units, at the front of the building. The community space has a separate fire escape route.

Members also commented they liked the new modern design.

The proposal having been put to the vote, members voted:

**7 FOR and
4 AGAINST**

and so it was

AGREED:

1. That the Head of Development Management be authorised to GRANT planning permission subject to conditions and legal agreement.
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
FUTURE MEETING DATES**

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The Head of Planning notified the committee that he will be leaving his position at Enfield and thanked the Committee for their work with him over the last 4 years.

The Chair thanked Vincent on behalf of the Committee.

The committee **NOTED** the dates of future meetings of the Committee which would be held in the Conference Room at the Civic Centre, Enfield and commence at 7.00pm.

Tuesday 13 December 2022
Tuesday 10 January 2023 * Provisional
Tuesday 24 January 2023
Tuesday 7 February 2023 * Provisional
Tuesday 21 February 2023
Tuesday 7 March 2023 * Provisional
Tuesday 21 March 2023
Tuesday 18 April 2023