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PLANNING COMMITTEE - 13.12.2022

## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY, 13 DECEMBER 2022

### COUNCILLORS

**PRESENT** Sinan Boztas, Nawshad Ali, Gunes Akbulut, Kate Anolue, Lee Chamberlain, Hivran Dalkaya, Peter Fallart, Ahmet Hasan (Associate Cabinet Member (Enfield North)), Mohammad Islam, Michael Rye OBE, Jim Steven and Nia Stevens

**ABSENT** Elif Erbil and Doug Taylor

**OFFICERS:** Andy Higham (Head of Development Management), Sharon Davidson (Planning Decisions Manager), David Gittens (Planning Decisions Manager), David B Taylor (Head of Traffic and Transportation), Julie Thornton (Legal Services), Nicolas Page (Conservation & Heritage Adviser) and Marie Lowe (Secretary) and 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.

Apologies for absence were received from Cllr Doug Taylor who was substituted by Cllr Nia Stevens.

Apologies for absence were received from Cllr Elif Erbil, who was substituted by Cllr Hivran Dalkaya.

### 2 DECLARATIONS OF INTEREST

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

No declarations of interest were received at the meeting.

### 3 MINUTES OF PREVIOUS MEETING

**AGREED** that the minutes of the meetings held on 28 September 2022, 18 October 2022 and 22 November 2022 be resubmitted to the next meeting of

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the Committee to contain the amendments proposed and agreed by Members of the Committee for the following reasons.

28 September 2022

Agenda Item 6 - 21/04742/FUL - Meridian Water Willoughby Lane and Meridian Way London N18 (Minute Number 6 refers)

Mr Burn, the depute, speaking against the Officer's recommendation to grant the application, stated he had three main concerns and asked the committee to defer the application:

1. To allow time to see whether the Community Garden can be made a permanent green space.
2. To allow time for the issues related to the ground floor layout to be properly resolved.
3. To give officers time to consult the London Fire Brigade regarding the single staircases.

18 October 2022 - Councillor Lee Chamberlain stated that the minutes of this meeting did not reflect the points made by the depute, as agreed (see comments above).

Agenda Item 6 - 21/01140/FUL - Public House, Green Street, Enfield, EN3 7SH (Minute Number 6 refers), Councillor Michael Rye proposed, supported by Councillor Lee Chamberlain, that the concerns expressed by the Committee be included relating to fire safety whereby the single staircase discharged into an escape route which connected to a covered car park by way of the lobbies be referred to in the minutes of the meeting.

Councillor Michael Rye was also of the view that the Committee's concerns be included regarding the proposed children's playground, located on the roof, which had not been provided with safety features and was considered to be inadequate and dangerous.

22 November 2022 – Councillor Lee Chamberlain stated that the minutes of the meeting had not been circulated with the agenda pack published on 5 December 2022. The Committee agreed to defer the minutes.

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

Received the report of the Head of Planning, which was **NOTED**.

#### **5 20/02137/HOU - 29A CAMLET WAY, BARNET, EN4 0LJ**

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

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Under the Council's Constitution for deputations at the Planning Committee, Members heard the deputation of Robert Wilson (Local Resident) against the Officer's recommendation, the statement of Cllr Alessandro Georgiou as Cockfosters Ward Member against the Officer's recommendation and the response of Michael Vanoli (Agent) in support of the Officer's recommendation.

Members expressed continued concerns regarding the impact of the development on neighbours in respect to surface water drainage, flooding, loss of trees, and the effect on the setting of the adjoining Conservation Area.

Officers explained that there are no current controls over the existing trees on the site and the trees could be removed without any consent being obtained. The Council's Tree Officer had visited the site and does not consider any of the trees within the site to be either of sufficient quality, or have significant public amenity value, to justify the serving of a tree preservation order.

The Heritage Officer advised that the proposal involving the felling of three trees would cause no harm to the character and appearance of the conservation area and due to their location, the trees do not have a significant presence in the public realm.

Officers were satisfied that the proposal would provide a satisfactory sustainable drainage system in accordance with the requirements of the Council's sustainable drainage SUDS Team. The development's flood management strategy would mitigate against increased flooding and would not make it worse. The application was not a major application and could not solve the wider flooding issues in the area.

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

**7 FOR**  
**2 AGAINST**  
**3 ABSENTIONS**

and so, it was **AGREED**:

1. That the Head of Development Management be authorised to **GRANT** planning permission subject to conditions.
2. That delegated authority be granted to the Head of Development Management to finalise the wording of the conditions.

**6**  
**22/02777/FUL - LAND WEST OF MERIDIAN WATER STATION, SOUTH OF A406, FORE STREET, EDMONTON, N18**

The Committee, whilst noting that these were not material planning considerations, requested that, in order to maximise traffic flow and minimise the impact of the major works over a number of months on local businesses,

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that a timed, co-ordinated approach to the major works be taken and local businesses be notified of any forthcoming works.

The proposal having been put to the vote, members voted **UNANIMOUSLY** in favour and so it was **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 delegated authority be granted to the Head of Development Management to finalise the wording of the conditions.

## 7

### **DATES OF FUTURE MEETINGS**

The dates of the future meetings, which would commence at 7:00pm in the Conference Room at the Civic Centre were **NOTED** as follows:

Tuesday 10 January 2023 Cancelled as advised by the Head of Development Management

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