

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 7 MARCH 2023**

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: Andy Higham (Head of Development Management), Sharon Davidson (Planning Decisions Manager), Dino Ustic (Senior Planning Officer), David Taylor (Head of Highways, Traffic & Parking), Michael Kennedy (Principal Urban Designer), Nicholas Page (Conservation & Heritage Adviser), John Hood (Legal Services) and Jane Creer (Secretary)

Also Attending: Members of the public, applicant and agent representatives, officers observing, and local press representative.

**1
WELCOME AND APOLOGIES**

The Chair welcomed everyone to the meeting.

Apologies were received from Brett Leahy (Director of Planning and Growth) and Jamie Kukadia (SuDS Engineer).

**2
DECLARATIONS OF INTEREST**

There were no declarations of interest received.

**3
MINUTES OF THE PLANNING COMMITTEE MEETINGS HELD ON
WEDNESDAY 28 SEPTEMBER 2022, TUESDAY 18 OCTOBER 2022,
TUESDAY 22 NOVEMBER 2022 & TUESDAY 13 DECEMBER 2022**

AGREED the minutes of the meetings held on 28 September 2022, 18 October 2022, 22 November 2022 and 13 December 2022. Members were grateful that the minutes had been amended as requested.

**4
REPORT OF THE HEAD OF PLANNING**

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

5

21/04020/FUL - COMMERCIAL PREMISES, 179 HERTFORD ROAD, ENFIELD, EN3 5JH

Dino Ustic, Senior Planning Officer, introduced the report and described the proposals and the key issues.

Two minor amendments to the report were reported: (1) additional condition to ensure commercial units remained in Class E; and (2) a carbon offset element had raised a £64,410 contribution to be secured by condition and Section 106 Agreement.

Members' debate included questions responded to by officers in respect of the percentage of affordable housing and viability assessment; flood risk assessment and mitigation measures; scale and massing; and likely level of parking overspill and options for car parking.

Officers noted Members' comments that, as there were no current proposals for a controlled parking zone, that it would have been better reported as 'possible future controlled parking zone'.

Officers noted Members' comments that a previous commitment was made that, for large scale projects, the Planning Committee should receive a physical example of the proposed materials to be used, and this was requested in future where possible.

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

**12 FOR
0 AGAINST**

and so, it was **AGREED**:

1. That subject to the completion of a Section 106 Agreement to secure the obligations set out in the report, the Head of Development Management be authorised to **GRANT** full planning permission subject to conditions and the amendment reported and additional conditions to cover submission of ground water strategy / mitigation and Class E restriction on use of commercial units.
2. That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover those matters recommended in the report.

6

22/03818/ADV - 8 THE TOWN, ENFIELD

Andy Higham, Head of Development Management, introduced the report and described the application and the balance to be struck with supporting local

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businesses. Work already done to improve the overall appearance of the premises, including on the two pilasters, was confirmed.

An amendment to Condition 5 was reported in relation to evidence to be submitted within three months.

Members' debate included questions responded to by the Conservation and Heritage Officer in respect of the degree of harm to the Conservation Area.

Officers noted Members' concerns and comments in respect of future guidance to occupiers regarding consistency and quality of design in retail areas.

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

11 FOR
0 AGAINST
1 ABSTENTION

and so, it was **AGREED**:

1. That the Head of Development Management be authorised to **GRANT** planning permission subject to the conditions set out in the Recommendation section of the report and amendment to Condition 5.
2. That the Head of Development Management be granted delegated authority to agree the final wording of the conditions.

7

22/02990/FUL - 18 COVERT WAY. BARNET, EN4 0LT

Sharon Davidson, Planning Decisions Manager, introduced the report and described the proposals.

The applicant had submitted comments in response to objections raised. A summary was read out by the officer.

Members' debate raised no concerns in respect of the application.

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

12 FOR
0 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.

8

DATE 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 21 March 2023

Tuesday 18 April 2023